

Barnacre-with-Bonds Parish Council

MINUTES

Of the Parish Council Meeting which took place on Wednesday 9th January 2019 in **Barnacre Memorial Hall**.

1. **Present:**

Councillors Commander, Forshaw, Gorst, J Ibison, Howell (Chair), Marsh & 7 members of the public (including representatives from Lancashire Fire & Rescue Service and United Utilities)

Apologies:

Councillor T Ibison.

2. **Minutes**

It was resolved that the minutes of the regular meeting held on 17th October 2018, having been circulated previously be approved and signed by the Chairman as a correct record.

3. **Declarations of Interest**

Councillor J Ibison declared an interest in item 6h.

4. The meeting was adjourned for a period of public discussion at 7:33pm, to allow members to give a “for information only” update from any meetings / groups / visits / training courses attended since the last meeting, the chance to review any information on Clerk’s report & receive any update from Borough & County Councillors. The Chairman gave a brief description of the meeting held in Calder Vale village hall in December 2018 in relation to the fire in Calder Vale which took place in May 2018. United Utilities were not present at the village meeting and the representatives present this evening from United Utilities apologised for not being present; a serious miscommunication internally. Discussions took place around the issues with the hydrants on the evening of the fire in Calder Vale in May 2018.

5. **Response from United Utilities**

Following the Chairman’s letter written in December 2018 following the United Utilities non attendance at the public meeting in Calder Vale village, the presence of representation at this meeting was welcomed. **It was resolved that the chairman would write back to United Utilities to thank them for their prompt response to the letter and for attending the meeting this evening. Also, to the Lancashire Fire & Rescue Service for the continued support.**

6. **Planning applications:**

- a. Application: 18/00995/FUL – Extension to existing rear balcony @ 48 Chepstow Gardens – This was discussed and **it was resolved that there were no objections / comments.**
- b. Application: 18/00206/DIS – Discharge of conditions 5(lighting) & 6(landscaping) on planning application 18/00206/FUL @ Bog House Farm, Delph Lane - This was discussed and **it was resolved that there were no objections / comments.**
- c. Application: 18/00976/FUL – Erection of 3 additional stables for personal use @ Oakenclough House, Delph Lane - This was discussed and **it was resolved that there were no objections / comments.**
- d. Application: 18/01031/FUL – 2 Storey & single storey side extension with front dormer (following demolition of existing garage & conservatory) @ Springfield, Dimples Lane - This was discussed and **it was resolved that there were no objections / comments.**
- e. Application: 18/01063/FUL – 2 Storey side extension & single storey rear extension (following demolition of existing garage) @ The Nook, Dimples Lane - This was discussed and **it was resolved that there were no objections / comments.**
- f. Application: 18/01019/FUL – Rear extension following demolition of existing conservatory @ 8 Heald Croft, Garstang - This was discussed and **it was resolved that there were no objections / comments.**
- g. Application: 18/01105/FUL – Siting of two holiday chalets (re-submission of 18/00328/FUL) @ Lower House Barn, Strickens Lane - This was discussed and **it was resolved that there were no objections / comments.**

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- h. Application: 18/00971/FUL – Erection of new driving range, incorporating driving range building containing a retail golf shop, coffee shop, golf buggy parking and safety netting @ Garstang Country Hotel and Golf Club – This was discussed and **it was resolved that the following comments would be sent to Wyre Planning Department: The SP1 Development Strategy of the emerging Local Plan states that a strategic area of separation should be maintained between the settlements of Bowgreave and Catterall. SP1 further states that development which will erode the openness of designated ‘strategic areas of separation’ and the effectiveness of the gap in protecting the identity and distinctiveness of the two settlements will not be permitted. This approach is also in accordance with current planning policy in relation to preserving the character of settlements by retaining areas of separation between adjacent settlements. The development proposed in this planning application is within the strategic area of separation between Bowgreave and Catterall and whilst it does not contain any significant buildings there is a substantial area (237 metres long by approximately 75 metres wide) which will be enclosed by 10 metre high netting. This enclosed netted area will have a significant visual impact at this location and will impinge on the open aspects of the site which forms the area of separation between Bowgreave and Catterall.**

The overall development will have a detrimental effect on the open aspects of this location which is contained within open countryside. This site is not included for any form of development within either the current or emerging Local Plans.

To accommodate the driving range at this location there is a requirement to remodel the position of hole No1 on the existing golf course. This proposed change will move the hole close to Bowgreave Drive and will put traffic, pedestrians, residents and their properties at risk from injury and damage from misguided golf balls. It would be possible to mitigate this risk by erecting high netting along the edge of Bowgreave Drive, but this will again infringe the open aspects of the area of separation and would be directly in front of residential properties.

The planning application does not include details of any floodlighting that may be required for the operation of the driving range. The current driving range that is close to the proposed development location has floodlighting that gives significant light pollution to residential properties which are in close proximity to it. The proposed location for the new driving range is in a more open location and any floodlighting facilities will impact residential properties both within Bowgreave and Catterall.

The plans that have been submitted with this application omit to show the proposed new properties that have been approved for construction adjacent to the site (planning applications 18/00059/REMMAJ and 17/00013/REMMAJ) together with the surface water attenuation pond which has already been constructed to serve these developments. Therefore, the full extent of the effects that this development will have on both existing and new residents cannot be fully determined from the information submitted.

Consideration needs to be given to the provision of fencing and safety equipment at the surface water attenuation pond close to this site to ensure that the safety of local residents and persons using the golf club facilities is protected.

The Parish Council considers that overall this is not an appropriate location for this driving range development.

- i. Application: 18/01088/FUL – Erection of one dwelling with single storey rear projection @ 9 Vale Terrace, Calder Vale – This was discussed and **it was resolved that the Parish Council would comment to Wyre Planning that it would expect that the houses, being in a Terraced row would match aesthetically at the front, including the chimney pots which did not appear on the plans.**
- j. Application: 18/01089/FUL – Erection of one dwelling with single storey rear projection @ 10 Vale Terrace, Calder Vale - This was discussed and **it was resolved that the Parish Council would comment to Wyre Planning that it would expect that the houses, being in a Terraced row would match aesthetically at the front, including the chimney pots which did not appear on the plans.**

k. Application: 18/01153/FUL – Erection of 8 residential dwellings with associated new access from Bruna Hill - This was discussed and **it was resolved that the following comments be sent to Wyre Planning Department: The Parish Council considers this site falls within designated countryside as defined by the adopted Wyre Borough Local Plan. Wyre Council saved Planning Policy SP13 seeks to prevent development within the countryside in order to protect its intrinsic open and rural character. This policy states that development will not be permitted except where proposals properly fall within one of a number of identified categories. This development does not fall within any of these categories. Whilst Policy SP13 is a saved policy of the Local Plan, the Parish Council is aware that it must be considered in light of the NPPF which is a more recent expression of planning policy published in March 2012. The Parish Council is aware that this policy requires Wyre Council to identify sustainable development sites to meet the government’s objectives to significantly boost the supply of housing and meet its objectively assessed needs for housing within the Borough. However, the Parish Council considers that:**

This site is not sustainable for development for various reasons that are set out in this letter.

It has not been identified as a potential site for development within the current Local Plan or the 'Publication' Draft Wyre Local Plan (2011 - 2030)

Sufficient sites within the Borough have already been identified for housing to meet the Borough's full objectively assessed needs for housing until 2030.

Any development will have a major detrimental effect on the local community and countryside.

The Parish Council is aware that the emerging Local Plan is not yet adopted and there is no up-to-date housing requirement for the Borough set out in the current Development Plan. However, the 'Publication' Draft Wyre Local Plan (2011 - 2030) was approved by Full Council on 7th September 2017 and has been approved as a material consideration in the determination of planning applications from the date of publication. It is the Parish Council's understanding that it has been prepared based on completed housing evidence. This evidence includes a Strategic Housing Market Assessment which confirms that a figure of 479 dwellings per annum remains a robust and appropriate objectively assessed needs figure. However, a reduced housing requirement of 411 dwellings per annum is considered to represent a robust and sound figure within the context of constraints in the Borough. The draft Wyre Local Plan allocates a number of key sites considered critical to the delivery of these new homes. The Parish Council wishes to bring to Wyre Council's attention that this site is not identified for development within the draft Wyre Local Plan. The Parish Council also notes that Wyre Council can consider small windfall sites (unallocated) for development to support the Council's overall housing strategy but as this site is located within countryside it will have a significant impact on its rural characteristics and as a consequence cannot be considered a windfall site.

The Parish Council notes that within the draft published local plan Bowgreave is identified as a main rural settlement. However, it has been the subject of significant development pressure recently and the Parish Council considers that for this reason it is not appropriate to allocate any further sites for housing development. This site is adjacent to Brooklands and in close proximity to a small cluster of properties in Bruna Hill but it does have open aspects and any development will extend further than the limits of existing or committed built form, any development would represent a clear incursion into the countryside.

The Parish Council is concerned that the proposed access from the development onto Bruna Lane will create a dangerous junction and place pedestrians and road traffic at considerable risk. This junction is sited at a position where Bruna Lane is very narrow and has no footpaths. The junction is also in close proximity to the junction of Calder House Lane/Bruna Lane/Dimples Lane and has the potential to create a major hazard for all road users.

Bruna Lane is also the main route to the industrial area around the Ray Lane/Kenlis area which is located to the east of the site and large heavy goods vehicles use the road on a 24 hour basis to service these businesses. The width of Bruna Lane at the proposed access point is extremely narrow and as a consequence this already hazardous section of highway requires road users to take great care when encountering large vehicles. Any further traffic from the new properties will impact on road safety issues at this location.

The Parish Council wishes to make Wyre Planning aware that the footpath network that will provide access for pedestrians to this development is substandard. There are no footpaths on Bruna Lane from the access to the development to the junction of Calder House Lane/Bruna Lane/Dimples Lane. There is then a narrow footpath on the north side of Calder House Lane only to the Cottages close to its junction with Garstang Road when the footpath becomes wider. There are no footpaths on Dimples Lane. Clearly this will make walking to and from the proposed development difficult and put pedestrians at risk.

The Parish Council considers that this development is not sustainable for the following reasons: There are no local employment opportunities for people moving to the Bowgreave area. All of the potential new residents living at this development will need to travel outside of the immediate area to go to work creating pressure on the local transport infrastructure. The Applicant indicates within its planning statement that the development location is sustainable as walking distances to bus stops and local amenities such as schools, medical centre and shops are relatively short.

The bus stops to Lancaster, Preston, Blackpool and Garstang are within 450 metres of the site but as already mentioned above the footpath network to them is either substandard or non-existent.

The centre of Garstang is approximately 2 kms from the development using the shortest route via Dimples Lane. This route is dangerous and hazardous as Dimples Lane is extremely narrow in places, has no footpaths for much of its length, includes a single track stone hump back bridge over the Lancaster Canal. The alternative route via Calder House Lane and Garstang Road follows a route which also has footpaths that are very narrow and substandard. The Parish Council has campaigned for many years for improvements to these footpaths to provide safe pedestrian access for school children walking from Garstang and Catterall to Garstang Academy. The Garstang Medical Centre is 2.8 kms from this site, the nearest primary schools are 1.6 kms (Mary and Michaels RC school), 2.1 kms (St Thomas' C of E School) and 2.6 kms (LCC Primary School) from the site and Garstang town is 2 kms from the site.

Clearly it is unlikely that new residents will walk to these facilities and will use their cars to access them. This demonstrates the lack of adequate community facilities within a reasonable distance to service this development. There is a requirement to remove several mature trees to accommodate these new properties which does not reflect environmental sustainability in relation to the site.

The Applicant has indicated that any surface water run off from this development will be contained within an attenuation pond with a controlled discharge to the Little Calder River.

SignedDated.....

The Parish Council wishes to advise Wyre Council that it does not consider the use of flood attenuation ponds to be a safe way to deal with surface water runoff. They create a potential hazard to the safety of our children. The Parish Council is concerned that existing community services (schools, doctors, dentists etc.) within the Greater Garstang area are unable to accommodate the additional demands being placed on them by the substantial continued development that is taking place in the area. The Parish Council is not aware of any proposals to expand these services and provide additional resources to accommodate for this significant increase in population.

1. **Application: 18/01172/FUL – Single storey rear & side extension @ West View, 15 Garstang Road, Bowgreave - This was discussed and it was resolved that there were no objections / comments.**

7. **Consultation: Draft Forest of Bowland AONB Management Plan 2019-24**
This was discussed and **it was resolved that there were no comments to make.**

8. **Current Standing Orders**
It was resolved that this item be deferred until the next meeting of the Parish Council in March 2019. Meanwhile, the Clerk would send out the current set of Standing Orders a couple of weeks before the next meeting for all to look over. At the March meeting, the review will take place and if / were necessary adoption of any amendments.

9. **Community event involving Lancashire Age UK and other organisations**
This was discussed. **It was resolved that an event would be run on Saturday 27th April 2019 in Calder Vale village hall as a pilot event to gauge interest, etc. Clerk will book the village hall and include this item on the next meeting agenda for further details to be progressed.**

10. **North West Stages Rally 2019**
Clerk had received an email update from Mark Hothersall (one of the rally organisers); A resident access schedule was sent and the following things are to be noted from it - The access restriction ONLY applies to the residents that are on the competitive route (marked red on the road closure map also sent).
The stage which affect Barnacre-with-Bonds parish is 'Nicky Nook'. noting therefore that the current 'emergency access only times' are from 08.30 to 10.15, then from 11.45 to 13.30, and finally from 15.15 to 16.45.
The roads marked in purple will be closed purely to stop spectators / members of the general public accessing the 'live' rally stage. ALL residents on the purple roads will have access / egress to their properties throughout the day, although they obviously would not be able to use the 'red' roads during the restricted periods..
Ongoing PR activity - During January 2019 rally organisers will be making personal visits to all properties on the purple roads to confirm access arrangements.
Late January / February 2019 rally organisers will be visiting all properties on the red and purple roads to confirm contact details for the nominated liaison officer, and also to issue an event handbook which will cover all event details, confirming finalised timings, access arrangements, and emergency access procedures.
Ongoing:- January / February 2019:- Rally organisers will contact any clubs / associations / interested groups (ie rambling clubs) to advise them of the event. Rally organisers asked if the Parish Council were aware of groups / visitors to the area that the organisers may have not previously considered.
Week 1 March 2019. Rally organisers will place advance warning notices on all footpaths / bridleways that will be affected by the closure.
20th March:- Rally organisers will attend the next Parish Council meeting.

11. **Financial bank statement for Building Society**
It was resolved that the following figures be noted: balance of £1,827.16 (statement dated 7th December 2018) & Clerk's salary account balance £1,428.88 (statement dated 10th December 2018)

12. **Financial bank statements for Clerk's Salary account & bank transfers**
It was resolved that the following figures be noted: Paid - Clerk's salary: 18th October 2018 (£356.92) 18th November 2018 (£356.92) & 18th December 2018 (£356.72) and tax payable to HMRC (£1) for tax months 7-9 paid 18th December 2018.

13. **Tax payment to HMRC**
It was resolved that the Council retrospectively agreed the bank transfer to HMRC of £1 (tax owed from tax month 7-9 2018)

14. **Clerk's salary for financial year 2019/20**
Usually following recommendations by the Personnel Advisory Committee this would be agreed. However, the Personnel Advisory Committee were unable to hold the meeting as there weren't enough members present to be quorate for the meeting to take place. **It was resolved that this item was deferred to the March 2019 meeting and the Personnel Advisory Committee would meet ahead of that meeting.**

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15. **Precept 2019/20**
This was discussed and figures on the precept budgeting paper were used to determine the precept amount for 2019/20 as £6180.

16. **Date of the next Parish Council meeting**
As previously agreed and advertised, the next Parish Council meeting will take place on Wednesday 20th March 2019.

SignedDated.....