

Barnacre-with-Bonds Parish Council

**MINUTES**

Of the meeting which took place on Wednesday 12<sup>th</sup> July 2017 at Barnacre Memorial Hall.

1. **Present:**

Councillors Commander, Forshaw, Gorst (Chair), Howell and J Ibson,

**Apologies:**

Councillors T Ibson and Marsh.

2. **Minutes**

**It was resolved that the minutes of the meeting on 17th May 2017 having been circulated previously be approved and signed by the Chairman as a correct record.**

3. **Declaration of interests**

None received.

4. The meeting was adjourned for a period of public discussion at 7.35pm, giving members the opportunity to update on any meetings attended, to make any comment on the Clerks report & to receive any updates from both Borough & County Councillors. Meeting reconvened at 7.50pm. Borough Councillor J Ibson gave feedback from the conference at County Hall where a senior Officer of Oldham Council gave a talk about public authorities investing in property. Oldham BC have recently purchased the Gala bingo hall & Warrington Council a solar park. The Parish notice board was discussed. It is very hard to get things to stay on it as the back isn't cork but hard ply wood. It also looks a bit tired and in need of a coat of varnish. Councillor J Ibson volunteered to give it the attention it required.

5. **Canal tow path project**

The outline plan was discussed. **It was resolved that this was an excellent idea. An asset to both the Borough and the Parish. The Councillors were all in support of the project and Clerk to inform Rosie Green.**

6. **Trade union pay claim**

Details of this was emailed to all on 23.06.17. **It was resolved that it be received. No comments.**

7. **Bowgreave 106 monies**

It has been confirmed by Wyre that due to certain conditions of what/where the 106 monies can go... the Garstang Community Academy hockey pitch would not fall into the appropriate category, neither would the football field near Bowgreave Rise. The Canal tow path project was mentioned in the meeting and it was **resolved that this item remain as a standard agenda item for the foreseeable.**

8. **Planning applications**

- Application: 17/00418/FUL – Erection Of a green keepers maintenance building with associated hard standing @ Garstang Country Golf Club, Garstang Road, Bowgreave. Discussed, Councillor Howell told the PC that there wasn't as much objection from the local community as previously and this was due to the fact that locals are fatigued by the whole planning situation in the area.

Signed .....

Chair

Date .....

- **It was resolved that an objection appropriate for the following reasons:**

The fact that the Parish Council considers this site to be in open green field countryside and Wyre Council Planning Policy SP13 seeks to protect countryside areas. This site is not identified for potential development within the emerging Wyre Local Plan as it has clearly been identified as open countryside which should be preserved. Point out that this site is adjacent to land that has been subject to a previous planning application (Planning Application No: 14/00505/FUL) for the change of use to extend the residential curtilage of Pen Y Llan, Byerworth Lane South. This was refused in August 2014 as changes to open countryside were considered to be unacceptable at this location and the proposal contravened Wyre Planning Policy. No difference with this application. It would appear that the development of this facility is required to allow housing development on its original site (planning application 15/00891/OUTMAJ) which has now been approved. Clearly, the golf club requires such a building/facility to enable the golf club to operate. Although it is appreciated that a new site for the Golf Club Maintenance Facilities will be required if its current site is developed the Parish Council do not consider that this should be a consideration when determining this application. These two applications should not be linked and the development of this site should be considered on its own merits. The proposed development is a large scale industrial type development which is clearly not suited to this rural location. The access to the site is via Byerworth Lane South which is a single width, unadopted, unmade track which is designated as a bridleway and as such is not suitable for maintenance and delivery vehicles without suitable up grading. This track is used extensively by local people for walking and accessing the countryside. The development of this facility at this location will result in an unacceptable safety risk to the local community who use this track. Byerworth Lane South joins Garstang Road (B6430) at an already hazardous section of the highway. Garstang Road is the primary access road from the south to Garstang. It is a bus route and carries a high proportion of the heavy goods vehicles which serve the businesses within the Garstang area. The location of the junction from the proposed development is close to the entrances into the Garstang Academy. Garstang Road is the only access for both traffic and pedestrians to this facility and as a consequence there is major congestion during the peak morning and afternoon periods. The additional traffic from this proposed development will compound the safety issues for the local community at this location. Also note that the footpaths along Garstang Road are very narrow and that the Parish Council has campaigned for many years for improvements to these footpaths to provide safe pedestrian access for school children walking from Garstang to the Academy. Any further traffic will only increase the safety issues for these children and other pedestrians. The applicant has commented that there is no flood risk from this proposed development however the Parish Council is aware that there are no foul or surface drainage facilities in close proximity so adequate provision will need to be provided to avoid flooding to adjacent properties. Also to point out that the proposed facility is a large industrial unit which is totally unsuitable for this location which will spoil the rural aspect of the surrounding area as it encroaches into open countryside. Indeed it will be necessary to remove a significant number of trees to accommodate this building.

Signed .....Chair

Date .....

The application does not include any provision for parking for employee vehicles and advise that there is substantial local objection to this planning application as

local residents consider that the development of this site will have a significant impact on the local environment and ecology.

- Application: 17/00419/FUL – Creation of a dropped kerb onto Garstang Road @ Ashfield, 34 Garstang Road, Bowgreave. This was discussed and **resolved there were no objections or comments to note.**
- Application: 17/00482/FUL – Conversion of 2 existing barns into 4 residential dwellings @ Landskill Farm, Calder Vale. This was discussed and **resolved that an objection was appropriate for the following reasons:** Access via the single farm track with no passing places would be the start of the proposed access to the holiday lets. This track is a very popular public footpath which is promoted as such by The Forest Of Bowland, Area Of Outstanding Natural Beauty (AONB). The track is a concessionary bridle path & is used often by local horse riders. It is also included in the “tramper trail” Broadgate / Landskill / Cobble Hey, which allows the less mobile to enjoy an AONB. The track is also used by children walking to school. Additional traffic along the track would be significantly increased. This would be a serious concern to public safety. The plans also propose a new access, off the single farm track, through a field, including removing a considerable amount of dry stone wall. This contravenes Wyre planning policy SP14 criteria D which states “the proposal should enjoy satisfactory access which should not prejudice the provision of such facilities for neighbouring properties” There is already a holiday cottage adjoining the neighbouring farm. Surely allowing 4 more holiday lets in such close proximity could potentially have an adverse effect on the already established business. The proposed new access is through a higher part of the field, this would have detrimental effect on the landscape. There is also the consideration of any additional overhead electrics for example. These would also be unsavoury features to the landscape. The fact that, in the recent past there have been numerous applications submitted to Wyre proposing the conversion of these 2 barns into residential dwellings, all of which have been refused. If the proposal to convert these barns into holiday lets is permitted, the opinion of the Parish Council that the applicant would then try to manipulate the planning system and pursue an application to change the use of the holiday cottages to achieve the initial objective of having 2 residential dwellings.
- Application: 17/00494/LBC – Listed building consent for conversion of 2 existing barns into 4 residential dwellings @ Landskill Farm, Calder Vale. This was discussed and **resolved that an objection was appropriate as above. Application 17/00482/FUL.**
- Application: 17/00515/FUL – Erection of first floor side extension @ 2 Dew Forest, Bowgreave. This was discussed and **resolved there were no objections or comments to note.**
- Application: 17/00501/OUTMAJ - Outline application for a residential development of up to 12 dwellings with access applied for off Calder House Lane (all other matters reserved) @ Land West of Calder House Lane, Barnacre.

Signed .....Chair

Date .....

- This was discussed and **resolved that an objection was appropriate for the following reasons:** This is the fifth similar development proposal within Bowgreave in recent months and the PC has registered an objection to all. The site is considered to be in open countryside and as such is not an in-fill site as stated by the Applicant. Wyre Council Policy SP13 refers. Bring to the attention of the Planning Officer that a similar site located at nearby Gryersdale Drive (Planning Application No: 12/00547/FULMAJ) was only granted planning permission on the basis that all of the proposed properties were affordable housing a specific identified category. This development proposal contains 12 dwellings and there is no local need for these additional properties. Bowgreave is a ribbon development formed along either side of Garstang Road and has no centre and as such cannot be classed as a village. Therefore, this planning proposal is considered as development within the rural Wyre Countryside. This development site is located adjacent to the Grade 2 listed Friends Meeting House. Insufficient thought has been given to the impact this development will have on this historic building. The access to the proposed development is via Calder House Lane which joins Garstang Road (B6430) at an already hazardous section of the highway. Garstang Road is the primary access road from the south to Garstang. It is a bus route and carries a high proportion of the heavy goods vehicles which serve the businesses within the Garstang area. The location of the junction from the proposed development is close to the entrances into the Garstang Academy. Garstang Road is the only access for both traffic and pedestrians to this facility and as a consequence there is major congestion during the peak morning and afternoon periods. The additional traffic from this proposed development will compound the safety issues for the local community at this location. Creating an additional junction at this location will cause a further dangerous hazard at a place which is already has major safety issues and will have a major detrimental effect on traffic, cyclists and pedestrians using the road. Also to be noted that the footpaths along Garstang Road are very narrow and that the PC has campaigned for many years for improvements to these footpaths to provide safe pedestrian access for school children walking from Garstang and Catterall to the Academy. A further junction onto Garstang Road at this location without improvements to the footpaths will create an additional hazard for children to overcome when walking to and from school. The Community Speed Enforcement Vehicle is frequently sited at a point adjacent to this location as there is great concern in the local community relating to the speed of traffic on this section of Garstang Road and these concerns are clearly shared by the police. Request that the Planning Officer consults with LCC Highways Department and ask for them to consider the overall impact on Garstang Road in relation to the multiple developments and not treat each development proposal in isolation. The recent planning approves for adjacent sites Planning Applications 14/823/OUTMAJ, 15/00420/OUTMAJ and 15/00928/OUTMAJ contained specific highway requirements in relation to the timing of any development and these should be equally applied to this proposed development. Numerous large residential planning applications have been proposed, submitted or approved within Bonds and the Greater Garstang Area in addition to the planning applications recently submitted in Bowgreave These developments will increase significantly the number of children walking to Garstang Academy along this section of road.

Signed .....Chair

Date .....

It is essential that every effort is made not to introduce hazards which will compromise their safety. Remind Wyre that there has already been a fatal accident involving a child along this section of road. There is not adequate information for the provision of surface water disposal on the site. The PC is not aware of any adjacent watercourse for the discharge of surface water. The prevailing ground conditions are boulder clay and as such the provision of soak ways would be ineffective. The topography of this area has steep inclines which results in all surface water flowing down to the bottom of Bowgreave. There have already been significant flooding events in at the junction of Garstang Road and Calder House Lane. This development will only further exasperate the existing flooding issues at these locations without adequate mitigation measures being put in place. There are major concerns with regard to the existing community services within the Greater Garstang area and the strain that continued development is placing on them. There continues to be no proposals to expand these services and provide additional resources. Advise also that the two primary schools closest to this development site (St Mary and Michael's Primary School and Kirkland Primary School) are both oversubscribed so any children living in properties at the proposed development will have to travel further afield.

- Application: 17/00555/FUL – Erection of a conservatory @ The Old Shippon, Awkright Farm, Eidsforth Lane. This was discussed and **resolved there were no objections or comments to note.**

9. **Financial statements**

**It was resolved that the following financial bank statements be noted: Building Society account balance is £1,858.09 (07 June 2017 bank statement) & Clerk's salary account balance is £3,504.70 (09 June 2017 statement)**

10. **Payments**

**It was resolved that the under mentioned payment be authorised.**

<b>Cheque no</b>	<b>Payee</b>	<b>Reason</b>	<b>Amount</b>
100271	Geoff Gornall	Joinery work – replaced tough glass in noticeboard.	£90.31
100272	Autela Payroll Services Ltd	Parish payroll & Workplace pension assessment April – June 2017.	£38.40

11. **Note date for next meeting**  
**Wednesday 18<sup>th</sup> October 2017.**

Meeting closed at 8.35pm.

Signed .....Chair

Date .....