

Barnacre-with-Bonds Parish Council

MINUTES

Of the Parish Council Meeting which took place on Wednesday 20th November 2019 in Barnacre Memorial Hall.

1. Present: Parish Councillors Howell (Chair), Fennell, Forshaw & Gorst & PC Chris Banks.
Apologies received from Councillors Commander, J Ibison & Marsh.
2. **Minutes from the meeting held on 18th Sept 2019** were approved as a correct record and signed by the Chair, following a correction to item 7 – Cllr N Howell will be laying the wreath at the Garstang remembrance service, not Cllr J Ibison.
3. **Declarations of interest** – None to declare.
4. **Period of public discussion / chance to review Clerk’s report / receive updates from Police, Borough & Parish Councillors re meetings, groups, visits, training courses etc** - The meeting was adjourned at 7:34pm.
PC Chris Banks apologised for not attending all meetings, but assures the PC he would attend as and when possible. He gave a brief update on the following: There is a big issue at the moment with farms & rural properties being targeted (burglaries etc) and a campaign ongoing looking at how this can be prevented. Local residents are switched on and are aware to report any suspicious vehicles / people. There are going to be signs/posters rolled out in the near future as a way to deter criminals. Durham have recently looked into this and have found the introduction of posters which include reflective eyes “we’re watching you” have reduced crime by upto 50%.
Speeding in certain areas was also mentioned, and if there is an issue in the Parish in any particular area – If any issues within the Parish, advised to drop Chris an email and he would look into it.
The police are also looking at educating children on knife crime. There is already a session booked in with Garstang Community Academy for the new year. And lastly, the drink driving campaign will soon commence and there will be lots of traffic patrols in rural areas too.
Councillors Forshaw & Howell attended the Wyre Area meeting – the Director of Public Health for Lancashire gave a talk and headline was that health services are going back into primary care networks (one unit).
Meeting reconvened at 7:52pm.

Signed Date

5. Community event, Saturday 12th October

To note; that the Wyre voice edition in the New Year will advertise the upcoming dates of the community events in 2020. The Community event Oct 19 was discussed, and feedback has been very good. It would be good if more local people could attend, but if the events become more regular, this may happen by word of mouth. Advertising was discussed. **It was resolved that as groups / organisations agreed to attend, we would ask them to use their own networks to advertise / broadcast the event as well as the PC website, notice boards, churches and social media. Signage was discussed also and Cllr Tony Fennell agreed to get a quote for some corrugated plastic signs. In particular for the end of Castle Lane as the community centre is hidden away down the lane. Clerk agreed to book the Calder Vale village hall for the event on 4th April 2020 and Cllr Helen Forshaw agreed to look into booking the community centre again for the event on 12th Sept 2020. Clerk will look at sending an invite to possible attendees / stall holders in the New Year also.**

6. Duchy Homes development site, Calder House Lane

This was discussed, in particular the site entrance onto Garstang Road. The Parish Council have raised an issue with the Wyre Planning enforcement re the illegal access. The enforcement team are currently reviewing this with LCC Highways. The Parish Council have been advised by the head of the planning department at Wyre that no permission has been granted for this access. Clerk and Chairman, Councillor Howell will keep in touch with the planning department for further info and report back.

7. Issues within the Parish that may be addressed by appointing a lengths man or outside contractors

The Parish Council have, in the past considered appointing a lengthsman, but resolved that due to the geographical size of the Parish, to identify where work was required / to manage work undertaken would be too much and the cost would be too high. This was discussed again and it was mentioned that there are a few issues occasionally within the Parish (eg blocked culverts) but what regular work could be undertaken? **It was resolved that Councillors should think about this before the next meeting and the item would be included again for further discussion / consideration.**

8. Garstang Academy Footpaths Working Group

The footpath improvements are now complete. Further improvements will start to be seen to other footpaths with the new developments. A photo and wording has been sent to the Garstang Courier / LEP for inclusion in a future issue. A final figure for the work is now required, as this will need to be included as part of the precept 20/21 discussion in the January 2020 meeting.

Signed Date

9. Planning applications

- a. Application 19/00982/FULMAJ – Erection of new golf driving range (D2) building, parking area for buggies & safety netting (re-submission of 18/00971/FULMAJ) **This was discussed and it was resolved that the following comments were submitted to Wyre planning dept: The Parish Council do not consider that this planning application is materially different to the previous planning application 18/00971/FULMAJ with the exception of the omission of the retail golf shop and café within the driving range building. The removal of these facilities from this application will only provide a minor improvement of the major impact this development will have on the open countryside at this location. All previous comments made to Wyre Council Planning in letters dated 5 January and 4 February 2019 in relation to the previous planning application are still relevant.**
- The SP1 Development Strategy of the recently adopted 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 the Local Plan.**
- The application site is on land that is identified under the Adopted Local Plan as forming part of Wyre's green infrastructure. The application would result in the loss of an area of this green infrastructure. This would have an unacceptable impact on the green infrastructure network of Wyre and be contrary to the NPPF and Policy CDMP4 of the Adopted Wyre Local Plan’ 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 proposed development is in an open location and the proposed floodlighting facilities will impact on residential properties both within Bowgreave and Catterall. The close proximity of the facility to residential properties is likely to give a significant and unacceptable level of light pollution from the floodlighting to these residential properties.**

Signed Date

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/REMAJ and 17/00013/REMAJ) 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. Overall, the Parish Council considers this is not an appropriate location for this driving range development.

- b. Application 19/01055/FUL - Erection of agricultural storage building @ Heald Farm Barn, Parkhead Lane. **This was discussed and it was resolved that there were no comments to be made.**

- c. Application 15/00420/DIS1 – Discharge of conditions 4(travel plan), 12(desk study) & 13(gas protection measures) on planning permission 15/004201/OUTMAJ. **This was discussed and it was resolved that there were no comments to be made.**

- d. Appeal ref APP/U2370C/18/3205129 – Site of Helmsdeep, Long Lane, Barnacre – The planning inspectorate has re-arranged the date of this enquiry to Tuesday 28th January 2020 at 10am. Civic Centre, Breck Road, Poulton. FY6 7PU. **This was discussed and it was resolved that the revised date for the appeal be noted.**

- e. Application 19/00811/FUL – Change of use from agricultural land to equestrian with commercial stables, parking & yard @ land north of Castle Lane. **This was discussed and it was resolved that the following comments were submitted to Wyre planning dept: The application site is on land that is identified under the Adopted Local Plan as forming part of Wyre's green infrastructure. The application would result in the loss of an area of this green infrastructure. This would have an unacceptable impact on the green infrastructure network of Wyre and be contrary to the NPPF and Policy CDMP4 of the Adopted Wyre Local Plan.**
The proposed access to this development is from Castle Lane which is a single carriageway road and any increase in traffic at this location will have a major impact to road safety. The access to this development is adjacent to the entrance of St Mary and St Michaels Primary School and additional traffic associated with this development will add to the mix in an already difficult area for vehicles, parents and children.

Signed Date

There is concern for the safety of children, parents and staff who attend this school. Castle Lane is extremely busy at the beginning and end of the school day and altering the highway configuration so close to the school entrance may result in highway safety issues. Castle Lane is a single-track road with no passing places or footpaths and is also used by the wider community for walking so consideration needs to be given to pedestrians using this road.

The applicant has previously gained planning approval for a new entrance into this field (Planning Application 15/00121/FUL) but has not yet constructed this access in accordance with the conditions of the planning consent.

This development will have an unacceptable impact on the local highway network and the safety of members of our local community. The site lies within a flood risk zone 2 and has a history of flooding and in the opinion of the Parish Council is unsuitable for development. The Applicant has stated incorrectly that the site is within a flood risk 1 and Wyre's drainage engineer has requested a revised Flood Risk assessment for this site. The Parish Council should make a request that the Applicant provides this information together with details of how a soakaway will deal with surface water. In addition, the Applicant states that the foul sewerage will discharge to package treatment plant. Further details are required on how and where effluent will discharge. The proposed site is adjacent to the curtilage of two listed buildings, Bonds Fold Farmhouse and Greenhalgh Cottage and is within a short distance of a Scheduled Monument, Greenhalgh Castle. Development at this location will have a detrimental effect on these important historic buildings. This proposal fails to recognise the historic significance of the location and the importance of the adjacent listed buildings and the nearby Scheduled Monument.

- f. Application 19/01093/COUQ – Prior approval application for change of use of existing agricultural buildings to form 4 residential dwellings (under class Q of the GDPO) @ Howeth Farm, Bruna Hill, Barnacre. This was discussed and it was resolved that the following comments were submitted to Wyre planning dept: The Parish Council considers this site falls within designated countryside as defined by the adopted Wyre Borough Local Plan. The policies within the Local Plan seek to prevent development within the countryside in order to protect its intrinsic open and rural character. This site It has not been identified as a potential site for development within the current Local Plan (2019 – 2030). Sufficient sites within the Borough have already been identify for housing to meet the Borough's full objectively assessed needs for housing until 2030. The Parish Council is aware 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 local plan Bowgreave is identified as a main rural settlement.**

Signed Date

However, it has been the subject of significant development pressure recently and 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. There is concern that the proposed access from the development onto Bruna Lane/Ray Lane will create a dangerous junction and place pedestrians and road traffic at considerable risk. This junction is located on a sharp bend where Bruna Lane and Ray Lane meet, the road is very narrow and there are no footpaths.

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.

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.

*This development is remote from transport links and local amenities such as schools, medical centre and shops are at least 2 kms from the site (in Garstang) There is also concern 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.

- g. Application 19/01133/FUL – Single storey rear extension @ Byerworth. 2B, Dimples Lane. **This was discussed and it was resolved that there were no comments to be made.**
- h. Application 15/00420/DIS3 – Discharge of condition 15 (lighting assessment for bats) on application 15/00420/OUTMAJ. **This was discussed and it was resolved that there were no further comments to be made.**

Signed Date

- i. Application 19/01121/FUL – Conversion of agricultural building to form a live work unit (D1) @ Greenhalgh Castle House, Castle Lane. **This was discussed and it was resolved that the following comments were submitted to Wyre planning dept: The application site is on land that is identified under the Adopted Local Plan as forming part of Wyre's green infrastructure. The application would result in the loss of an area of this green infrastructure. This would have an unacceptable impact on the green infrastructure network of Wyre and be contrary to the NPPF and Policy CDMP4 of the Adopted Wyre Local Plan. The access to this property at the end of Castle Lane is via an unmade track which is also a public footpath and the Applicant has made no comment on any potential changes to this track to allow cars to get to the property. The Parish Council requests that Wyre Planning considers the environmental and ecological issues relating to changes to this track particularly if it is proposed to upgrade it to a paved road. In addition, any changes to this track will have detrimental visual impact on the area and residents in the adjoining properties and members of the general public using this footpath will have a loss of amenity. The proposed access to this development is from Castle Lane which is a single carriageway road and any increase in traffic at this location will have a major impact to road safety. The access to this development is in close proximity to the entrance of St Mary and St Michaels Primary School and Hummingbirds Nursery so additional traffic associated with this development will add to the congestion in an already difficult area where vehicles and pedestrians mix on a small section of narrow road. Castle Lane is extremely busy the beginning and end of the school day and altering the highway configuration so close to the school entrance may result in highway safety issues. It should be noted that the traffic congestion at this location is further exasperated by the presence of short stay parking bays which effectively reduce the road width to single carriageway. The Parish Council is concerned for the safety of children, parents and staff who attend this school and for the all members of the local community who use this road.**

Castle Lane is a single-track road with no passing places or footpaths and is also used by the wider community for walking so consideration needs to be given to pedestrians using this road..

The Parish Council considers that this development will have an unacceptable impact on the local highway network and the safety of members of our local community. The Applicant has not provided any details to address either foul or surface water drainage issues relating to the change of this building for residential use. The proposed site is within a short distance of a Scheduled Monument, Greenhalgh Castle.

Development at this location will have a detrimental effect on this important historic building. This proposal fails to recognise the historic significance of the location and the importance of the adjacent nearby Scheduled Monument.

Signed Date

10. Approval of bank statement / transfers and payments since last meeting

It was resolved that the Chair sign the bank statements showing the following transactions; Clerk's salary 18th Sept £378.83, Clerk's salary 18th October £379.03, Easy websites monthly direct debit £27.60 x2 for October & November, cheques previously approved cashed for £200, £30, £250, £100, £20 & £107.15

11. Current bank balance

Current bank balance of £3,585.28 noted.

12. Authorise payments

Cheque 072	PTTL	New Clerk / Cllr course (2 days) Cllr T Fennell attended	£63.00
Cheque 073	Mrs H Forshaw	2 x remembrance wreaths	£40.00

It was resolved that the above payments be authorised.

13. Dates of Parish Council meetings 2020

It was resolved that the dates of the 2020 meetings would be: Jan 8th (which will also include the Personnel Advisory Committee), March 18th, May 13th (which will include the annual meeting), July 15th, Sept 16th & Nov 18th.

Meeting closed at 8:35pm.

Signed Date