



WOODPLUMPTON PARISH COUNCIL REMOTE MEETING AGENDA

7.00pm Monday 15th June 2020

1. CHAIRMAN'S INTRODUCTION, SOUND CHECK AND PREFERRED VOTING METHOD

2. APOLOGIES FOR ABSENCE

3. APPROVAL OF THE MINUTES of the Parish Council Meeting held on **18th May 2020**.

4. DECLARATIONS OF INTERESTS / WRITTEN DISPENSATIONS

Members are reminded of their responsibility to declare any interests in respect of matters contained in this Agenda. A Councillor with a disclosable pecuniary interest or any other interest, as set out in the Council's Code of Conduct, is subject to statutory restrictions on his right to participate and vote on that matter under the Code of Conduct.

5. PUBLIC PARTICIPATION

Members of the public wishing to observe this meeting have been given the opportunity to request a weblink from the Clerk. The Chairman will ask if there are any questions from the public, however, where possible, due to the time constraints of a remote meeting, **these should be submitted in advance by emailing the Clerk.**

The Clerk has requested that Mr James Reilly of Easy websites (our current website provider) attend the meeting to answer questions on the website upgrade and the provision of Cllr email addresses.

6. WEBSITE ACCESSIBILITY AND EMAIL ADDRESSES

New Website Accessibility Regulations come into force in Sept 2020. The Clerk has attended a training webinar to ensure our documents are compliant, but our website also needs to be upgraded to make it compliant with the new ratings. Our current web provider manages several Parish Council websites and has offered to do the upgrade and transfer all existing documents over at a cost of £300. This is significantly cheaper than starting afresh with a new provider consequently **Members are requested to approve the upgrade expense.**

Members are also requested to indicate if they wish to have a Parish Council email address rather than using their personal / work address. This would improve GDPR compliance as explained in the email to Members. **Members are requested to confirm if they wish to set up their own Cllr email address (which they can choose whether to publish or not), or if they want a Cllr email address to be hosted on the Council website at an additional cost.**

7. PLANNING APPLICATIONS BEFORE COUNCIL

Due to the difficulties in viewing applications during the meeting, the Clerk is dealing with planning matters under delegated authority in accordance with Standing Order 38b.

Consequently, Members are requested to **note** the proposed representations. Applications can be viewed at www.preston.gov.uk

06/2020/0359 2no. detached dwellings (pursuant to 06/2018/0584 to seek variation of condition no.1(approved plans), no3. (materials), no. 4 (site access and off-site highway works), no.6 (energy efficiency) and no.11 (site investigation) at Glenroyd, 250, Lightfoot Lane, Preston. The approved houses are separate, self-build dwellings set back from Lightfoot Lane. The internal layout of plot 1 is to be altered to allow for a study with a new ground floor window. The internal garage and the rear, single storey element will be increased in length to allow for the study. The external materials will also be changed from brick, render and cedar cladding to white render. The revised plans show a footway across the western part of the frontage but Highways have requested that this is extended across the whole frontage. **Delegated representation is to leave to planning.**

06/2020/0486 Permission in Principle for up to 2no. dwellings on land at the corner of Eaves Lane and Brierley Lane, Preston.

Permission in principle was granted for 1 dwelling under **06/2019/1033** when the City Council did not have a 5-year housing supply however a separate application for 2 dwellings further to the west of Brierley Lane **06/2019/0760** was refused and dismissed on appeal. The reason for the refusal was that the site is in the open countryside and, due to its inaccessibility and remoteness to services and facilities, the proposal is not considered to constitute sustainable development. **Delegated representation is to oppose** the proposal on the above grounds with the additional reason that 2 dwellings would constitute overdevelopment of the site which would be unsympathetic to the rural environment in which the proposal is located.

06/2020/0443 Reserved matters application (namely appearance, landscaping, layout and scale) pursuant to outline permission 06/2017/1432 for 17no. dwellings (access applied for only) on land east of Plumpton Field, Woodplumpton, Preston.

The principle of housing is already established by the outline consent and Members have received a copy of the officer's report explaining that issues such as the location, traffic, access and drainage concerns have already been considered.

The application proposes 3 x 5 bed houses, 8 x 4 bed houses and 6 'affordable' homes in 2 blocks (each block comprising 1 x 2 bed and 2 x 3 bed) The appearance of the development is not sympathetic to Plumpton Field, which consists of semi-detached dwellings, and the affordable homes will be isolated in the western corner which is considered contrary to the affordable housing policy. Furthermore, the streets will not be adopted and all residents will be required to pay £200-£300pa to a management company which will place unnecessary hardship on those living in the 'affordable' properties.

The Highway and Transport Statement submitted with the outline proposal stated there would be an area of overspill parking in the south west corner to address parking concerns on Plumpton Field. This element has been removed making the proposed layout unacceptable. It is noted that condition 12 of the outline consent requires that wheel washing facilities must be provided within the site but due to the narrow nature of Plumpton Field, an additional condition is requested requiring the applicant to submit parking arrangements for contractors' vehicles - assuming the application is approved.

The Parish Council remains strongly opposed to this application as the principle of the development remains contrary to Policy 1 of the Core Strategy and Policy EN1 of the adopted Local Plan. Whilst it is acknowledged that the outline application was approved at a time when the City Council did not have a 5year supply and the affordable housing element remains within the policy levels, the detailed submission of 4 and 5 bedroomed properties, in the heart of the village, does not reflect the character of the area. Furthermore, as the applicant has created a significant change by removing the 10 additional parking spaces, which were intended to alleviate the current parking concerns, LCC Highways should be requested to comment further on this aspect particularly in relation to access by emergency service vehicles.

Members are requested to note that an appeal has been lodged against the refusal of a Permission in Principle application for 1no. dwelling, at Moorside House Farm, Moorside Lane, Preston. **06/2019/1193** The site has permitted development to convert the barn to a dwelling following an appeal decision, but officers considered that the site was too inaccessible to other places with services and facilities, without the use of the private car.

8. FINANCIAL STATEMENT

The Clerk has emailed copies of the accounts and bank statements. **Members are requested to confirm that these have been reconciled.**

9. ACCOUNTS FOR PAYMENT

Members are requested to NOTE the following accounts already paid in accordance with standing order 28 (b) & (c)

| | | | |
|---|---------|------|--------|
| Lengthsman invoice wks 5-8 | £750.00 | BACS | REF 25 |
| Catforth Planter opp Running Pump (Min 156) | £27.99 | BACS | REF 26 |

Members are requested to approve the following accounts for payment

| DETAILS | PAYEE | AMOUNT |
|-----------------------------------|--------------|----------|
| Ink and paper ½ refunded by Whitt | Viking | £70.78 |
| June salary | Mrs J Buttle | £1134.58 |
| PAYE | HMRC | £92.60 |
| Employer N Ins | HMRC | £72.45 |

10. UPDATE ON TRAFFIC CALMING

Members are requested to note that further to **MIN 20/14** the Clerk requested a draft copy of LCC's work contract and a further breakdown of the traffic calming costs. The response remains *as you are aware, staff are currently redeployed to our COVID-19 Lancashire Safer Travel Restart taskforce and involvement in all 'business as usual' projects has been paused. Once we are able to return to our normal duties we'll pick up your comments and review the plans accordingly.*

Members are requested to note that further to **MIN 20/16** Cllr Greaves has contacted LCC regarding funding for cycling initiatives announced as part of the Covid 19 measures. The reply states it will be several months before LCC are able to move towards potential interventions to encourage cycling and walking as the immediate response is to install 'pop up' measures (coned off areas) in towns and cities.

11. STOCKS AND MOUNTING BLOCK

Further to **MIN 20/11** the Clerk emailed Members with an update on the application sent to the Land Registry regarding the ownership of the Stocks and Mounting block. A reply has not been received but the item is on the Agenda to enable Members to discuss a reply should it be received before the meeting.

12. DATE OF NEXT MEETING

The next meeting of the Parish Council will be **Monday 20th July 2020 at 7.00pm.**