

Grimsargh Parish Council

Minutes of the Parish Council meeting held on Thursday 6th June, 2024 at Grimsargh Village Hall at 7.30pm.

Present:- Councillor Peter Burton (Chairman); Councillor Trevor Haines (Vice-Chairman); Councillor Mrs Joyce Chessell; Councillor Mrs Agustina Oliver; and Councillor Mrs Jayne Woollam.

In attendance:- Sue Whittam – Clerk to the Council
Councillor Stephen Whittam – Preston City Council
2 members of the public

17. (24/25) Apologies for Absence

Apologies for absence were received from Councillor Mrs Lynda Cryer; Councillor Terry Cryer; Councillor David Hindle and Councillor Simon Rusling.

The Chairman, Councillor Peter Burton welcomed everyone to the meeting and briefed the Parish Council on possible health and safety considerations for this evening's meeting.

18. (24/25) Declarations of Interest

None.

19. (24/25) Minutes of the Last Meeting

Resolved

That the minutes of the Annual Parish Council Meeting held on 9th May 2024 be approved as a correct record and signed by the Chairman.

20. (24/25) Adjournment for Public Participation

The Chairman Councillor Peter Burton adjourned the meeting for public participation and asked if anyone had anything to raise under this item.

Two members of the public had come along to the meeting regarding the Planning Application to the West of Preston Road Grimsargh for 48no bungalows for over 55s and care home with associated car parking, landscaping, open space and access from Preston Road (Planning Application 06/2024/0495). The application would be behind their home on Preston Road and this was the third revision to the scheme. It was noted that there was currently an outstanding application for an agricultural track close to the residents' homes, which still had to be determined by the Planning Officer. The agricultural track application had been objected to by the residents and also the Parish Council, and this application was in addition to the one being considered by the Parish Council this evening. There was a lot of history to this site, the first application had included an apartment block which had now been removed from the latest scheme and the number of bungalows had been increased to 48. The application would also remove the trees and hedges from behind existing

residents, which was one of the conditions asked for by the residents, the Parish Council and the Member of Parliament, and at the time of the original approval the Planning Authority had agreed that the trees and hedges behind the properties on Preston Road should remain. The Doctors surgery had also been removed from the latest scheme.

There was a lengthy discussion with the residents regarding all the issues with the proposed application. Parking was also a major concern as was the proximity of the proposed care home to the Nellie Carbis Millennium Woodland.

The Parish Council fully agreed with the concerns and comments made by the residents and would discuss the application further under the Planning Item on the Agenda.

The Chairman, Councillor Peter Burton thanked the residents for attending the meeting and raising their concerns about this development with the Parish Council.

Councillor Stephen Whittam informed the Parish Council that the Parks Department at Preston City Council had engaged a further contractor to carry out the works to the Redrow estate pond and grounds, and it was hoped that this work would be carried out shortly. He had also contacted the PCSO regarding anti-social behaviour on Redrow and he would contact her again about this ongoing issue.

Councillor Mrs Jayne Woollam asked about the proposed community orchard and if the Parish Council would be applying for grants. The Clerk confirmed that she would look at what grants were available to help with the orchard project.

Councillor Mrs Jayne Woollam said that she had attended the Preston Area Committee meeting and she would put the information relating to Highways emergencies on the Parish Council Facebook page. She also informed the Parish Council that the next meeting of Preston Area Committee would be on 11th September and that Carolyn Williams from Preston City Council's Planning Department would be attending.

The Chairman, Councillor Peter Burton then reconvened the meeting.

21. (24/25) Town and Country Planning Act, 1990

The Parish Council gave consideration to the following Planning Applications: -

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|--------------|---|--|
| 06/2024/0534 | - | Driveway to Church House Farm and Church House Barn
Preston Road, Grimsargh PR2 5SD
1 no directional sign (retrospective). |
| 06/2024/0495 | - | Land to the west of Preston Road, Grimsargh.
48no bungalows for over 55s and care home with
associated car parking, landscaping, open space and
access from Preston Road. |

06/2023/1132 - 339 Preston Road, Grimsargh PR2 5JT
6no dwellings and new carriageway.

With regard to Planning Application 06/2024/0534 the Parish Council had no comments to make on this application.

With regard to Planning Application 06/2024/0495, the Parish Council unanimously agreed to object to the application and include the following comments as part of their objection.

The Parish Council were aware that a previous application ref 06/2019/1109 was previously approved by the City Council. At that time, the Parish Council did not object as the scheme provided a Dr's surgery, 20 bungalows and 60 apartments which following a consultation with the village was seen as needed in Grimsargh. What was equally important was that the existing residents on Preston Road were protected from the development by the retaining of important trees and hedges. At the time there was a lot of work that went into liaising with the agents, Smith & Love, who are the same agents as for this current application, the Parish Council were therefore content that the proposed scheme was providing much needed facilities for Grimsargh as well as ensuring the existing residents were protected. The MP at the time Ben Wallace also contacted the Agent on behalf of existing residents and was assured that the proposed development would have a minimum impact on residents due to the negotiations undertaken and the retention of trees/hedgerows and new homes being built at a suitable distance from them. It was also vitally important that the bungalows proposed were a distance away from existing residents, which is not the case in this revised scheme, as they have squashed additional bungalows onto the scheme, and basically the views of residents have been ignored.

Sometime ago residents alerted the Parish Council to a "consultation" that was being carried out with residents via Smith & Love regarding an amended scheme, and at the same time an application was submitted by a Director of Applethwaites for a "temporary agricultural/farm track" behind existing residents planning reference 06/2024/0090. Residents and the Parish Council were well aware that this field had not been used for agricultural activity for some time, and the Parish Council also objected to this application and are awaiting the decision of the Planning Officer.

Residents replied directly to the "consultation" carried out by Applethwaites and were against the proposals to increase the bungalows to 48, and now there is no Dr's surgery (much needed), and no apartments as due to the length of time that has passed with no development, two further developments have been built which meant that the proposed apartments would overlook the new developments rather than green fields. Contrary to the information sent by the applicant, the Dr who was going to run the surgery has now retired and this is the main reason for removing the surgery and adding additional bungalows.

The Parish Council were never consulted on the proposed amendments, but obviously due to our residents being aware of what was going on, they shared their concerns with the Parish Council. There are a number of issues here, 48 bungalows are too many for the site, and that amount is not needed. There has been no

demonstration of need by the applicant, and the City Council now has a healthy supply of housing land, which was not the case at the time. The proposed site is close to the Nellie Carbis Millennium Woodland, a natural woodland owned by the Parish Council and the red edged plan appears to cut across part of our land and implies that our trees will be cut back. This is not acceptable. The proposed pumping station and electricity substation are right on our Woodland boundary, which is also not acceptable. We are now in the position that we will have to engage the services of an arboriculturist to ensure that our trees and their root zones are protected. Although they are not subject to a TPO they are on our land and the Parish Council inherited this site from Nellie Carbis, a well known local teacher who loved trees and plants and collected a number of unique species on her trips abroad. We have a lot of nesting owls and birds in the woodland and these also should not be disturbed. Any approved development should be well away from our Woodland and should not have a detrimental impact on our flora, fauna and wildlife.

At this stage there is no indication of the type of care home that is being proposed. Although this is not necessary in planning terms, it does, depending on the type of care home, have an effect on the parking needed, the type of medical professionals who will be visiting (especially are there is now no Drs surgery on site), and the amount of car parking that would be needed for both visitors and staff. 23 car parking spaces for a 72 bedroom care home is totally inadequate and will result in cars being abandoned outside the houses around the site. There is no parking on the main road due to it being narrow. In addition to this it will create a significant amount of additional traffic on the already congested Preston Road. This issue had been highlighted by the Parish Council many times.

This new application removes the copse of trees, shrubs and hedgerows in its entirety, which is totally opposite to what was previously agreed and granted. The area is subject to flooding, there are nesting bats and it appears that all these points have been ignored by the applicant and documents submitted do not reflect the local knowledge, information and concerns raised by the residents. We totally support the residents' objections to this application.

It is now 2024 and the village has grown significantly due to the amount of new homes being built in Grimsargh and Houghton. What may have been acceptable in 2017, the original outline application and approved in 2019 is not relevant now., especially as the issue of deliverable housing land does not apply in 2024.

With regard to Planning Application 06/2023/1132, the Parish Council unanimously agreed to object to the application for the following reasons: -

The application site is located within the open countryside and an area of separation, all as shown on the Policies Map of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies). The Parish Council are well aware of the history of this site and that an application for 4no dwellings was approved by the City Council in 2018. The application reference was 06/2018/0244. However, the reason for approval was at that time the City Council could not demonstrate a five year supply of deliverable housing land and a recent appeal in Grimsargh at that time, added weight to the case that the application had to be approved.

However, currently the City Council can demonstrate around 15 years deliverable housing land and this current application is still located in the open countryside and an area of separation. The Parish Council understands that the new local plan that is currently being drafted will still place this site in the area of separation. In addition to this the application is now for 6 large dwellings with at least 4 bedrooms for each dwelling which are not needed in Grimsargh. The Parish Council continues to have concerns about the amount of traffic that is increasing in the ever expanding village. With new larger properties they have at least 3 cars each which is putting additional pressure on our already congested roads.

Since the original application for this site was approved, and which has now expired due to the works not commencing, a number of sites have received permission and have been built. This current revised application is an over intensification of the site, and for the reasons outlined above the Parish Council believe that this application should be refused.

There were no further planning matters for discussion at the meeting.

Resolved

- i) That with regard to Planning Application 06/2024/0534, the Parish Council had no comments to make on this application.
- ii) That with regard to Planning Application 06/2024/0495, the Parish Council unanimously agreed to object to the application for the reasons outlined above.
- iii) That with regard to Planning Application 06/2023/1132, the Parish Council unanimously agreed to object to the application for the reasons outlined above.

22. (24/25) Neighbourhood Plan Update

The Clerk confirmed that Peter Black, who was a qualified planner and had recently carried out the review of the Broughton Parish Neighbourhood Plan, had agreed to undertake the work needed on the Grimsargh Parish Council Neighbourhood Plan.

Peter Black had advised that there was quite a bit of work needed on the Plan as the rules regarding Neighbourhood Plans and the information required had changed since our first draft had been prepared. The cost for Peter to carry out the work would be £600 per day based on a 7.5 hour day plus reasonable expenses at 45 pence per mile, which would equate to around £50 per visit. The Clerk advised that she would contact Locality regarding any grants that the Parish Council could apply for.

The appointment of Peter Black as the planner for the development of the Grimsargh Neighbourhood Plan was unanimously agreed by the Parish Council.

Resolved

That Peter Black is appointed as the planner for the development of the Grimsargh Neighbourhood Plan.

23. (24/25) Lancashire County Council – Public Rights of Way Local Delivery Scheme 2024/25

The Parish Council gave consideration to opting into this years Public Rights of Way Local Delivery Scheme and also the Biodiversity Small Grants Scheme. The Parish Council unanimously agreed to opt into both schemes.

Resolved

That the Parish Council agrees to opt into the Public Rights of Way Local Delivery Scheme for 2024/25 and also the Biodiversity Small Grants Scheme.

24. (24/25) New Residents Pack

Councillor Mrs Jayne Woollam had recently circulated the proposed clubs/societies and contacts in the village that would be useful to new residents for the digital welcome pack on our website. The Clerk said she would find the links to each one and ask our website administrator to put these on our website. If any Parish Councillor had additional contacts that they thought should be included, they should let the Clerk know.

The Chairman, Councillor Peter Burton said it may be useful to have a QR code on our noticeboards that could be used as a link to the welcome pack on the website and the Clerk agreed to find out if this could be done.

Resolved

That the update on the new residents' packs is received and noted.

25. (24/25) Grimsargh Village Green – Car Park Lighting

The Parish Council were aware that for some time the solar powered lighting on the Village Green was not working. Preston City Council had informed the Parish Council that the lighting was now obsolete and it needed replacing and a schedule of works and associated costs had been sent to the Parish Council. The Parish Council unanimously agreed to pay for the replacement lighting on the Village Green at a cost of £4,296.92 which would be funded from Parish Council CiL monies.

Resolved

That approval is given to fund the cost of the replacement lighting on the Village Green at a cost of £4,296.92 to be funded from Parish Council CiL monies.

26. (24/25) Financial Matters and banking

It was noted that we currently had an estimated £190,583.15 in the Nat West bank as at 3 May 2024. It was further noted that a CiL payment of £3,487.38 was credited

to our account on 26 April. The Parish Council had been advised that the precept had also been transferred to our account and this would appear on the June bank statement.

It was also noted that the following invoices had been paid since last meeting: -

Sue Whittam, Clerk's Salary 15 May £1,266.53. (Cheque no 1264).

LALC annual subscription - £539.13. (Cheque no 1265).

Zurich Municipal Annual Insurance £961.44. (Cheque no 1266).

Adam Cooper, Contractor April 28.5 hours at £17.00 per hour = £485.50 + £73.5 hours at £17.00 per hour = £1,249.50 + wood for repairing damaged planter £112.51 + materials for ORW bench £49.40 = total £1,411.41. Total for April and May = £1,896.91. (Cheque no 1267).

We had been advised that bank charges for 29 March to 3 May were £6.30.

The Chairman, Councillor Peter Burton said he would look at potential online banking and alternative accounts for the Parish Council.

The Clerk also reported that she would arrange for a cheque for £30,500 for the Cricket Club, as agreed by the Parish Council in October 2022 which was £20,000 for the new lanes and £10,500 for the nets to be funded from Parish Council CiL monies.

Resolved

1) The following invoices were approved for payment: -

i) Sue Whittam, Clerk's Salary 15 June £1,266.53 (plus the delivery costs for the newsletter deliver, to be confirmed).

ii) HMRC Q1 Tax and NI £879.91.

2) 2023 / 2024 End of year report and Annual Return.

The Clerk presented the end of year financial report which included the Annual Governance and Accountability Return (AGAR). i) The Parish Council reflected on the effectiveness of the system of internal control and approved and completed the Annual Governance Statement. ii) The Parish Council then considered the end of year financial report and approved the Accounting Statements which were then signed and dated by the Chairman, Councillor Peter Burton. It was further noted that the Clerk had arranged for the internal auditor to complete her audit it time for submission to the external auditor.

27. (24/25) Clerk's report – for information only

The Clerk agreed to arrange for the bus shelters to be cleaned in time for the judging of the Best Kept Village Competition.

28. (24/25) Date of Next Meeting

It was noted that the next Parish Council meeting would be held on Thursday 11th July 2024 at 7.30 pm at Grimsargh Village Hall. This was a later date due to the General Election being held on 4th July and the Village Hall being used as a polling station.