

**Minutes of the meeting of Grimsargh Parish Council Planning Sub-Committee held on Monday 25 April 2016 at 7.30pm held at Grimsargh Village Hall**

**Present:-** Councillor Mrs Lindsay Philipson (Chairman); Councillor Peter Burton and Councillor Mrs Eileen Murray.

**In attendance:-** Sue Whittam – Clerk to the Council  
Councillor Neil Cartwright – Preston City Council  
Councillor Terry Cryer – Grimsargh Parish Council  
44 members of the public.

**1. Apologies for Absence/Chairman's Health & Safety Announcements**

The Chairman, Councillor Mrs Lindsay Philipson welcomed everyone to the meeting and introduced members of the Planning Sub-Committee. The Chairman was pleased to note that the room was at full capacity which indicated how important this Planning Application was to Grimsargh. She then briefed all present on possible health and safety considerations for this evening's meeting.

**2. Declarations of Interest**

None.

**3. Planning Application 06/2016/0258 – Land off Ribblesdale Drive, Grimsargh. Outline planning application for residential development of up to 70no dwellings with access of Ribblesdale Drive (access applied for only).**

The Chairman, Councillor Mrs Lindsay Philipson began the meeting by thanking David and Gaby Armstrong for helping with the distribution of the flyers to inform people about this evening's meeting. She explained that the meeting had been arranged specifically for the Planning Sub-Committee to consider Planning Application 06/2016/0258 which was an application by Wainhomes for another 70 houses with access of Ribblesdale Drive. The application was for access only at this stage. The Chairman, Councillor Mrs Lindsay Philipson outlined the agenda for the meeting – in particular she explained that members of the public would have an opportunity to speak about the Planning Application and we would allocate around 40 minutes for this. Then the Planning Sub-Committee would consider their response to the Planning Application and then Standing Orders would be reinstated and only the Planning Sub-Committee Members would be able to speak at this stage.

The Chairman, Councillor Mrs Lindsay Philipson then adjourned the meeting to enable members of the public to speak and invited questions.

A lady asked if all the estate around Blackleach Avenue had been informed about this meeting and the Chairman confirmed that they had. Another lady said that the workmen on the current Wainhomes site had said they had already started putting in the pipework for the additional houses that had not yet been granted planning permission. The Chairman, Councillor Mrs Lindsay Philipson said that it was not a done deal and it was definitely not guaranteed that Wainhomes would obtain

planning permission for this latest development. Any concerns about work already starting in advance of their application being considered should be reported to the Planning Officer who was Dean Clapworthy at Preston City Council.

There were a number of concerns raised about the current Wainhomes development including problems with flooding, drainage, holes in the road, mud and traffic including HGV's arriving early to the site. The Chairman, Councillor Mrs Lindsay Philipson said that the Parish Council were aware of current issues and these were being dealt with in conjunction with our City Councillors and the Planning Enforcement Officer at Preston City Council. She advised anyone with concerns to report these to the Enforcement Officer either by phone, email or online. However, these issues were not for discussion at this evening's meeting which had been called to deal with our response to the latest Planning Application.

A number of residents raised their concerns about traffic and in particular the increase in developments in Longridge that would have a cumulative effect on the traffic using Grimsargh. It was a difficult situation when Longridge and Grimsargh belonged to two different local authorities and Ribble Valley Borough Council were encouraging development in their area. Councillor Mrs Eileen Murray explained that previously there had been meetings between Preston City Council and Ribble Valley Borough Council to discuss these types of issues and Councillor Neil Cartwright had been involved in this. However this had been stopped by Preston City Council and there did not seem to be any joined up thinking between the two local authorities. With regard to the cumulative impact it was something that could be mentioned in the response to Preston City Council but the Planning Committee only looked at each application in isolation.

A lady asked about the access/egress to the site and if it was intended that the additional houses should use Ribblesdale Drive. The Chairman, Councillor Mrs Lindsay Philipson said yes that was the intention and we had noted residents' concerns that the access was bad enough for the original 64 houses and was definitely not suitable for the additional 70. It was felt very strongly by all those present that the access should not link to the Redrow estate and there were concerns about it developing into a "rat run" to avoid skew bridge.

A number of residents expressed concern about the lack of Doctors, Dentists and Health Centres as residents already had to use Longridge for these services and usually had a long wait for appointments.

Concerns were also raised about the proposed development abutting the SSSI and the ancient woodland, one resident agreed to contact the Woodland Trust about these proposals.

Questions were asked about the five year housing supply and did this have an impact on this application being granted? The Chairman, Councillor Mrs Lindsay Philipson referred to a recent appeal relating to Ingol Golf Club where the Inspector had stated that Preston City Council could demonstrate their five year housing supply, which was good news for Preston and could strengthen our objection to the Wainhomes Planning Application.

A resident kindly gave copies of photographs of HGV's struggling to manoeuvre on the narrow access road to help the Parish Council with their objection to the Planning Application.

One resident asked if the area of separation could be taken into account and it was felt that although this had been an important factor in the Hallam objections, this point was not as strong for this application as it was on the opposite side of the road and not a "pinch point" in the area of separation.

The Chairman, Councillor Mrs Lindsay Philipson thanked everyone for coming to the meeting and participating in this important discussion. She reminded all present that objections needed to be submitted to Preston City Council by 5 May 2016 and this could be done by post, email or online. The Chairman then reinstated Standing Orders to enable the Planning Sub-Committee to discuss the Planning Application.

All Members of the Planning Sub-Committee unanimously agreed to object to Planning Application 06/2016/0258 for the following reasons:-

- Sound Local Plan/Five year supply of deliverable housing sites – reference to be made to the adopted Local Plan, the Inspector's examination of the plan and confirmation of five year supply using the Ingol appeal as an example of this.
- Development within existing villages – reference to Policy 4.32 and 4.33 of the adopted Local Plan, development in Grimsargh should be smallscale and infill – this application does not fulfill any of these categories and would have a detrimental impact on Grimsargh and its residents:-
- Traffic/Access – highlighting issues raised by residents – current problems and link to traffic travelling from Longridge. To include photographs from resident showing problems with current access.
- SSSI and ancient woodland – issues with development abutting these.
- Drainage – current issues with drainage in advance of the second phase. Problems with water run off to drain into Tun Brook. Assessment undertaken in September 2015 before the first phase of the development commenced – gives an inaccurate picture. Parish Council feels that drainage needs to be looked at closely and further studies/investigations undertaken.
- Lack of Medical facilities/Services – no Doctor, Dentist or Health Centre in village – have to use Longridge or Preston – long waiting lists and facilities already struggling to cope with demand.

## **Resolved**

That, the Planning Sub-Committee objects to Planning Application 06/2016/0258 for Land off Ribblesdale Drive, Grimsargh - Outline planning application for residential development of up to 70no dwellings with access of Ribblesdale Drive (access applied for only), for the following reasons:-

- Sound Local Plan/Five year supply of deliverable housing sites – reference to be made to the adopted Local Plan, the Inspector's examination of the plan

and confirmation of five year supply using the Ingol appeal as an example of this.

- Development within existing villages – reference to Policy 4.32 and 4.33 of the adopted Local Plan, development in Grimsargh should be smallscale and infill – this application does not fulfill any of these categories and would have a detrimental impact on Grimsargh and its residents:-
- Traffic/Access – highlighting issues raised by residents – current problems and link to traffic travelling from Longridge. To include photographs from resident showing problems with current access.
- SSSI and ancient woodland – issues with development abutting these.
- Drainage – current issues with drainage in advance of the second phase. Problems with water run off to drain into Tun Brook. Assessment undertaken in September 2015 before the first phase of the development commenced – gives an inaccurate picture. Parish Council feels that drainage needs to be looked at closely and further studies/investigations undertaken.
- Lack of Medical facilities/Services – no Doctor, Dentist or Health Centre in village – have to use Longridge or Preston – long waiting lists and facilities already struggling to cope with demand.

#### **4. Date of next meeting**

It was agreed that the next meeting would be arranged when appropriate.