

Grimsargh Parish Council

Minutes of Grimsargh Parish Council Planning Sub-Committee held on Monday 29 July, 2013 at Grimsargh Village Hall at 7.30 pm.

Present:- (Sub Committee Members) Councillor Peter Burton; Councillor David Nicholson; Councillor Eileen Murray. Councillor Mrs Lynda Cryer was also present.

In attendance:- Sue Whittam – Clerk to the Council
Mark Fleuriot – MD Pringle Homes
Alistair Skelton – Steven Abbott Associates LLP
Councillor Neil Cartwright – Preston City Council
David Thomas – resident’s action organiser
2 further representatives from Pringle Homes
37 members of the public

1. (13/14) Appointment of Chairman

Resolved

That Councillor Mrs Eileen Murray is appointed Chairman of the Planning Sub-Committee for 2013/2014.

2. (13/14) Apologies for Absence

It was noted that no one from Preston City Council Planning Department could be present at the meeting.

3. (13/14) Disclosure of Personal and Prejudicial Interests

None.

4. (13/14) Terms of Reference of Planning Sub-Committee

The Planning Sub-Committee noted the following Terms of Reference as approved by the Parish Council at their meeting in May 2013.

Terms of Reference

- i) The Planning Sub-Committee has delegated executive powers to consider all planning applications relating to Grimsargh Parish Council and to respond to Preston City Council.
- ii) The Planning Sub-Committee may canvas opinions for and against applications to assist with fair determination of applications. The Sub-Committee has an obligation to ensure that relevant parties are given an adequate hearing – applicants, as well as objectors, will have the opportunity to speak at meetings in accordance with Grimsargh Parish

Council Standing Orders.

- iii) A record of all planning applications, the responses and eventual results shall be noted in the minutes of meetings.
- iv) The Sub-Committee will meet as the workload requires, with a minimum of 3 days clear notice given.
- v) All members of the Planning Sub-Committee shall try to attend a Planning Training Workshop organised by LALC or other appropriate body.

5. (13/14) Planning Application 06/2013/0455 – Erection of 9no detached dwellings, associated garages and access from Silver Birches and Whittingham Lane, following demolition of existing dwelling. Whitefriars, Whittingham Lane, Grimsargh, Preston PR2 5LH

The Chairman, Councillor Mrs Eileen Murray welcomed everyone to the meeting and outlined the procedures for this evening's Planning Sub-Committee. She explained that she would suspend Standing Orders to allow everyone to speak. She then asked Mark Fleuriot as the Managing Director of Pringle Homes to outline his proposals for Whitefriars. Mr Fleuriot explained that Pringle Homes had applied for Planning Permission to build nine executive homes – two would be accessed off Whittingham Lane and seven off Silver Birches.

David Thomas then explained his concerns as a neighbour to the proposed development. He said that the first time he became aware of possible changes is when the neighbour removed a number of trees on his property. He had spoken to Preston City Council and some Tree Preservation Orders had now been placed on specimen trees. He had met with representatives from Pringle Homes and was concerned that the development was some two metres from his back fence. He was also concerned that this was an ongoing "creeping development" by Pringle Homes and that the nature of the village was changing and he wanted the help of local people and the Parish Council to see what could be done to stop this. He referred to the lack of notices being posted by Preston City Council and an extra 6 days had been given for people to put in their objections/concerns. Mr Thomas asked about speaking at the Planning Committee and when it was likely to be considered by Preston City Council.

The Chairman thanked Mr Thomas and explained that members of the public are allowed to speak at the Planning Committees but this is limited. It was important that people kept an eye on City Council's Planning Committee agenda which was published on their website. Members of the public could attend the Planning Committee but the Parish Council were not aware when this Planning Application was likely to be considered.

Alistair Skelton explained that they understood that development did have an impact on local people and would change the character of the site. In urban areas they were looking at a relatively small scale development and that "garden grabbing" was an issue for local planning authorities. At the moment Preston City Council did not

have a policy on garden grabbing. He also supported Mark Fleuriot as a reputable house builder who made a good quality product.

Mark Fleuriot confirmed that the proximity to the boundary had been looked at and he was prepared to put an amended scheme into Preston City Council to reduce the number of houses from nine to eight.

Concerns were expressed about the damage to wildlife and the loss of habitat. It was noted that the area would still be attractive to birds and wildlife. With regard to the roads and speeding traffic – concern was raised about the speed of cars on Whittingham Lane and the difficulty already of exiting the Silver Birches development. It was noted that the Highways Authority would be asked to comment on the Planning Application by Preston City Council.

Councillor Neil Cartwright said that Grimsargh was not a service centre and that planners did not like incremental development. As far as he was concerned this was not a small scale development.

A resident from Silver Birches raised his concern that he did not know anything about this further proposed development and that the Silver Birches development was not even finished. It was supposed to be a small development of six houses.

A question was asked if the current house that was around 100 years old could be retained. Concerns were also expressed that if the development did not go ahead would the house be left unlive d in? A comment was made about the trees being close to the development and that developers should take into account BS5837 which gave protection to the trees.

Concern was also raised about surface water flooding as people were already aware that the area flooded at the moment and this would be made worse by the development.

Councillor Peter Burton asked if the new development would still be a gated community and would this not cause traffic congestion for people trying to get through to their homes. Mark Fleuriot explained that the gate is operated by a key fob and if more than one person arrived/left home at the same time the gate would be open until they all had gone safely through.

Alistair Skelton said he was happy to give his business card and contact details if people wanted to contact him.

After giving people the opportunity to speak or make comments the Chairman, Councillor Mrs Eileen Murray then reinstated Standing Orders to enable the Sub-Committee to consider the Planning Application.

The Chairman asked the Sub-Committee members for comments. Councillor Peter Burton said that it was important if they were going to object that these were for planning reasons. He was concerned that this was an extension to an existing development. Councillor David Nicholson said he was against the proposed development as it was not in keeping with the character of Grimsargh.

It was unanimously

Resolved

That Planning Application 06/2013/0455 for the erection of 9no detached dwellings, associated garages and access from Silver Birches and Whittingham Lane, following demolition of existing dwelling. Whitefriars, Whittingham Lane, Grimsargh, Preston PR2 5LH, as now presented is objected to by the Planning Sub-Committee. The objection which supports the strong opposition expressed at the meeting by local residents is on the grounds that the proposed development is an extension to the existing, and at present uncompleted development of six houses at Silver Birches which would make the whole development 15 houses in total. This latest proposal for nine houses to be built on what has currently one house was unacceptable and was not a small scale development. The intention by Pringle Homes' to submit a revised plan reducing the development from nine to eight houses is welcomed but the Planning Sub-Committee still feel that this is too many.

The Planning Sub-Committee is also concerned about surface water flooding on this site and about the increase in traffic on Whittingham Lane as the additional properties will only add to these problems.

With regard to trees on the site, it is understand that some of the trees are subject to TPO's and that this proposed development places the buildings too near to the protected trees – we understand that in line with BS5837 consideration should be given to how these trees will be protected.

The Planning Sub-Committee also feels that this development would be out of character for the village and would feel disappointed at the demolition of another 100 year old house in the village to make way for this new development.

There being no further planning applications for consideration the Chairman thanked everyone for attending the Planning Sub-Committee and closed the meeting.