

Grimsargh Parish Council

Minutes of Grimsargh Parish Council Planning Sub-Committee held on Wednesday 28 August, 2013 at Grimsargh Village Hall at 7.45 pm.

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

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

6. (13/14) Apologies for Absence

None.

7. (13/14) Disclosure of Personal and Prejudicial Interests

None.

8. (13/14) Minutes of the Last Meeting

Resolved

That the Minutes of the Planning Sub-Committee held on 29 July, 2013 be approved as a correct record and signed by the Chairman.

9. (13/14) Planning Application 06/2013/0533 – Land off Ribblesdale Drive, Grimsargh. Outline application for residential development (Class C3) of 4.5 hectares of land for up to 70 no dwellings with new highway access from Ribblesdale Drive, internal access road, landscaping and associated infrastructure.

The Chairman, Councillor Mrs Eileen Murray welcomed everyone to the Planning Sub-Committee. It was noted that this meeting followed a public meeting attended by 77 members of the public together with Phil Cousins from Preston City Council Planning Department. This had given members of the public to look at the proposals and comment on them.

The Chairman, Councillor Mrs Eileen Murray then asked for comments from the Sub-Committee on the Planning Application. Councillor David Nicholson commented that he was concerned that the application was in an Area of Separation, he also had concerns about flooding especially as there were historical cases of flooding in the area.

Comments were also made about the traffic that would be caused by this development especially as the Parish Council were aware that the current residents in this area were predominantly elderly and did not try to negotiate the busy main road at peak traffic times to do the school run. The new development was aimed at

families so would increase the problems on the main B6243 which was already struggling to cope.

Councillor Peter Burton said he was in total agreement that the Parish Council should oppose this Planning Application as it was in the Area of Separation and that reference should be made to the same policies that were used in the objection letter against Hallam Land Management in particular Policy 19 referring to the Area of Separation. In addition it was agreed that reference should be made to the lack of available school places in the area.

The Chairman, Councillor Mrs Murray summarised the Parish Council's reasons for objection. These were that the development was located in the Area of Separation; flooding issues; traffic issues; lack of education places; the proposed access road was unsuitable as it was too narrow; the five year housing supply could be satisfied through other developments that had recently been granted by appeal; the area was currently inhabited by mainly retired people who did not use the road at peak traffic time.

On being put to the vote, it was unanimously

Resolved

That Planning Application 06/2013/0533 – Land off Ribblesdale Drive, Grimsargh. Outline application for residential development (Class C3) of 4.5 hectares of land for up to 70 no dwellings with new highway access from Ribblesdale Drive, internal access road, landscaping and associated infrastructure, as now presented is objected to by the Planning Sub-Committee. The objection which supports the strong opposition expressed at the public meeting by local residents is on the following grounds, but primarily that the proposed development falls in the Area of Separation and is contrary to Policy 19.

In addition to this National Planning Policy directs clearly away from the use of open countryside towards the use of brownfield sites and the prevention of urban sprawl. These intentions were very clearly reflected in the Preston Local Plan Policy DC10 – Rural Villages.

The Planning Sub-Committee was also concerned that the developer refers to Preston not being able to meet their five year housing supply, but we were aware of two developments recently that had gone to appeal and been successful. These developments would result in at least an additional 400 houses being built and we were aware of further appeals/applications which would be able to satisfy the housing need.

The Planning Sub-Committee was also concerned about flooding on this site as we were aware of ongoing flooding issues on Ribblesdale Drive. The small culvert/brook on the Redrow estate would not be able to cope with the surface water run-off if this development goes ahead.

The main B6243 was already a bottleneck with queues at busy periods routinely extending from the Bluebell Way roundabout right through the village out beyond

Alston Lane School. The Planning Sub-Committee had serious concerns about the increased traffic from this proposed development. Currently Ribblesdale Drive consisted almost entirely of retired people who do not use the road at peak traffic times. The new development was designed to appeal to families and this would increase the traffic onto B6243 which was already struggling to cope.

The proposed access road from the site was inadequate and was not wide enough to allow a bin wagon/car to pass each other at the same time. It was in fact narrower than the normal size of road at only 4.7 metres wide. It was therefore unsuitable for the main access road from the proposed site.

The Planning Sub-Committee was aware that the local school was at capacity. Parents of young children within the Village have been advised that they would not be able to get their children into the school in forthcoming years.

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