

Grimsargh Parish Council

Minutes of Grimsargh Parish Council Planning Sub-Committee held on Thursday 2 August, 2012 at Grimsargh Village Hall at 6.30 pm.

Present:- Councillor Andy Ellis; Councillor Lynda Cryer; Councillor Lynn McCann; Councillor David Nicholson; Councillor Eileen Murray.

In attendance:- Sue Whittam – Clerk to the Council
Anthony Cowell – Grimsargh St Michael’s Church
John Sunter – Diocese of Blackburn
Richard Prest – Lea, Hough & Co
Daniel Hamer – Lea, Hough & Co

1. (12/13) Appointment of Chairman

Resolved

That Councillor Andy Ellis is appointed Chairman of the Planning Sub-Committee.

2. (12/13) Apologies for Absence

Apologies for absence were received from Councillor Mrs Joyce Chessell.

3. (12/13) Disclosure of Personal and Prejudicial Interests

Councillor Mrs Eileen Murray declared a personal and prejudicial interest in Item 5 Planning Application 06/11/0867 – Infilling of disused railway cutting to facilitate the construction of a new footway access from St Michael’s Church car park to St Michael’s school and the construction of a cycle path, Grimsargh St Michael’s Church, Preston Road, Grimsargh – as a person affected by the proposed Development.

4. (12/13) 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 2012.

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. (12/13) Planning Application 06/11/0867 Infilling of disused railway cutting to facilitate the construction of a new footway access from St Michael's Church car park to St Michael's school and the construction of a cycle path, Grimsargh St Michael's Church, Preston Road, Grimsargh. (Councillor Mrs Eileen Murray declared a personal and prejudicial interest in this item and left the room for the discussion and decision).

Councillor Mrs Eileen Murray explained to the Sub-Committee that she had originally objected to this Planning Application but after further discussion with representatives from the Parochial Church Council had come to a satisfactory agreement. A copy of a letter she had sent to Lancashire County Council was circulated to the Parish Council for information. Councillor Mrs Murray then left the room. The Clerk read out an e mail from a local resident who had originally objected to the Planning Application and this confirmed that she was now happy with the amended plans. It was noted that the plans had been significantly revised since the first planning application.

The Chairman, Councillor Andy Ellis then welcomed Anthony Cowell to the meeting. Anthony had come along as a representative of the Parochial Church Council to explain the amended proposals for this planning application. He explained that the Church and the school had been looking for a pathway to be constructed for a number of years as all concerned recognised that the safety of the children was important. He explained that originally four objections to the planning application had been received and that he had been working closely with the objectors to come to a satisfactory conclusion.

It was noted that the original objections had focussed on key main points. One of these was the loss of amenity. Anthony explained that the revised drawings significantly reduced the amount of infill and therefore the height of the proposed pathway. There would be some infill but this was being kept to a minimum. The railway cutting would be suitably planted and screened. One of the issues raised in the original Parish Council objection was the drainage. Anthony explained that the drainage would not be affected by the development and that the original drain from the 1840's was still in excellent condition and would continue to work as at present.

Anthony also explained that with regard to the concern about the width of the path. This was a standard width as drawn up by the engineers at Lancashire County Council. With regards to the lady at the end house Anthony confirmed that she was happy with the development and was not concerned about the path.

Councillor David Nicholson asked about future plans for the whole of the cutting used as a cycle way and had Preston City Council given any indication about this. Anthony explained that as far as he was aware the landowners below the church would not give permission for a cycle way to cross their property so this was highly unlikely.

Councillor Mrs Lynn McCann asked about the security features for the pathway including gates to protect the children. Anthony confirmed that Lancashire County Council was dealing with this and as the experts would ensure that the children's safety was paramount. Councillor Mrs Lynn McCann also asked about the path being near to the end house and had consideration been given to moving the path nearer to the church. Anthony explained that the lady at the end house was happy with the proposals and the path could not be nearer to the church wall due to the presence of newts. This design had been drawn up by Lancashire County Council taking into account comments from all involved.

Councillor Andy Ellis read out the e mail from Councillor Mrs Joyce Chessell who was unable to attend the meeting. Her concern was that the path was fit for purpose and that it would not be prone to flooding. Anthony explained that the path would be constructed to Lancashire County Council standards and there would be no flooding. Councillor Mrs Lynn McCann asked about the school playing field and hoped that the boggy field would not be made worse by the construction of the pathway.

Councillor Mrs Lynda Cryer asked about the concerns with regard to the septic tanks. Anthony confirmed that these would not be touched and all drainage would be fine. He also confirmed that the area behind the church would be grass and retained for the newts. With regard to the chestnut tree behind 101 Preston Road, this would be retained.

The Chairman asked for the members to vote on this Planning Application and it was unanimously agreed that the plans as amended and now presented should be agreed and that the Parish Council looked forward to the path being constructed as soon as possible.

Resolved

That Planning Application 06/11/0867 for the infilling of disused railway cutting to facilitate the construction of a new footway access from St Michael's Church car park to St Michael's school and the construction of a cycle path, Grimsargh St Michael's Church, Preston Road, Grimsargh, as now presented is approved by the Planning Sub-Committee.

Councillor Mrs Eileen Murray returned to the meeting.

6. (12/13) Planning Application 06/2012/0527 Residential development comprising 5no dwellings, access road and parking (outline application) land to rear of St Michael's vicarage, 46 Preston Road, Grimsargh.

The Chairman, Councillor Andy Ellis welcomed John Sunter from the Diocese of Blackburn, Richard Prest and Daniel Hamer from Lea Hough & Co to the meeting. John Sunter gave the background to the planning application from a Diocesan point of view. He explained that the current vicarage was costing too much to run and had been rented out for most of last year. What the Diocese would like was for one of the new houses being built in the grounds of the vicarage to be retained for the vicar.

Daniel Hamer explained to the Parish Council that the proposal was to build up to five dwellings at the back of the vicarage. There would be a realignment of the hedgerow to the South. There were Tree Preservation Orders (TPO's) on a number of trees in the vicarage grounds and these would in the main be retained.

Councillor David Nicholson said that the vicarage was on a large site and the existing building was historically interesting however, it was not deemed suitable for listed building status. Although the Diocese had indicated their wish that the vicarage should be retained there was nothing to stop it being sold for renovation as a family home.

Reference was made to local listing and it was felt that the Parish Council should look into this for the vicarage building itself.

Councillor Mrs Eileen Murray referred to the Sites for Preston document and the need for possible extra care housing in the village and maybe a pharmacy and asked if the Diocese had considered this type of housing. John Sunter explained that the vicarage was slightly remote from the post office and shops and did not feel that this was appropriate. With regard to consulting the congregation he explained that some representations had been received and the current vicar had been consulted.

The Clerk read an email from two local residents objecting to the proposed development. Councillor David Nicholson explained that he had canvassed the neighbours near to the proposed development and out of 12 properties 9 people had been at home with 7 residents against and 2 neutral.

John Sunter explained that if Planning Permission for the site was not granted then the Diocese was going to sell the whole site. If Planning Permission was granted then the five plots would be sold to a developer with one earmarked for the vicar. It was not the plan at the moment to sell the vicarage building itself but this had not been ruled out.

Anthony Cowell was given permission to ask a question and he asked why couldn't the Diocese not just keep the vicarage and use it for the vicar? John Sunter said that the building was not fit for purpose due to restrictions on how vicars should deal with members of the public in their own homes and the family part needed to be completely separate.

The Chairman then asked Members of the Parish Council to vote and there were three members in favour of the proposed planning application and two against. The Chairman stated that the Parish Council would do all they could to preserve the vicarage building and we would explore the local listing criteria.

Resolved

That Planning Application 06/2012/0527 Residential development comprising 5no dwellings, access road and parking (outline application) land to rear of St Michael's vicarage, 46 Preston Road, Grimsargh, as now presented is approved by the Planning Sub-Committee. However, the Parish Council will do all they could to preserve the vicarage building and would explore the local listing criteria.

7. (12/13) Planning Application 06/2012/0544 Land South of Whittingham Road, Preston. Residential development consisting of 81no dwelling houses with associated site access, open space, landscaping, new pumping station and supporting infrastructure on land south of Whittingham Road and east of Green Nook Lane, Whittingham.

The Clerk informed the Planning Sub-Committee that although this proposed development was not in the Parish Council area, we had been consulted due to the size of the development and the impact on the Parish.

After discussion it was agreed that the Parish Council should object to this Planning Application on the grounds of increased traffic in the Parish.

Resolved

That Planning Application 06/2012/0544 Land South of Whittingham Road, Preston. Residential development consisting of 81no dwelling houses with associated site access, open space, landscaping, new pumping station and supporting infrastructure on land south of Whittingham Road and east of Green Nook Lane, Whittingham, as now presented is objected to by the Planning Sub-Committee. The objection is on the grounds that this development will cause a severe increase in traffic going through Grimsargh Village. The B6243 is the main route for all traffic commuting to and from Preston and it is already heavily congested. The bridge over the old railway is extremely narrow and long tail backs occur at peak periods - this will increase if this proposed development goes ahead.

There being no further planning applications for consideration the Chairman thanked everyone for attending the Planning Sub-Committee and closed the meeting at 7.30pm.