

MINUTES OF THE MEETING OF BILLINGTON AND LANGHO PARISH COUNCIL HELD ON MONDAY 18th AUGUST 2014 AT THE COMMUNITY CENTRE, LANGHO.

PRESENT

Parish councillors Martin Hincks, John Green, Frank Havard, Michael Collins and John Aspden.

ITEM 1 APOLOGIES FOR ABSENCE

There were apologies for absence from Brian Haworth and Simon Kerins.

ITEM 2 DECLARATIONS OF INTEREST

- a) Register of Interests – Councillors were reminded of the need to update their register of interests.
- b) No members disclosed any personal or prejudicial interests in any matter to be discussed at the meeting.

ITEM 3 MINUTES OF THE MEETING HELD ON 30th JUNE 2014

Minutes of the meeting held on 30th June 2014 were signed as a true record.

ITEM 4 PUBLIC PARTICIPATION

Approximately 130 people attended the meeting to listen to the parish councils response to planning application 3/2014/0687 – outline planning application for up to 132 residential dwellings and associated access, landscaping and other necessary works on land of Longsight Road.

ITEM 5 PLAYGROUNDS

Clerk spoken to Roger Hirst who can no longer carry out the playground safety surveys in Billington and Langho for the council. Clerk to enquire with other parish clerks who looks after their playgrounds.

ITEM 6 ACCOUNTS

It was resolved to approve the following accounts for payment,

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|-------------------------------|---------|
| C Walton Lengthsman | £265.57 |
| Nurture Landscapes | £119.20 |
| Tracey McCarney Clerks Salary | £416.66 |
| Viking Direct | £229.70 |

| | |
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| C.Walton | £265.57 |
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The May-July bank reconciliation was reviewed and signed by the chairman, the August expenditure was circulated.

ITEM 7 **PLANNING**

3/2014/0668 – Construction of a flat-roofed dormer to the front elevation roof slope at 6, Kirkdale, Langho

No objections

3/2014/0669 – Minor amendment to approved application 3/2014/0096 – Application to change roof material from wooden shingles to zinc shingles on land of Neddy Lane, Billington

No objections

3/2014/0662 – Residential development one dwelling at land adjacent to Elker Mews, Whalley Road, Billington

No objections

3/2014/0395 – Erection of a new build house within garden curtilage at 58, Bushburn Drive, Langho

No objections

3/2014/0550 – Change public picnic area into private garden. Discharge of condition no 9 3/2005/0871 Bradyll House, Franklin Hill, Old Langho.

Parish council object – it is a loss of a public amenity.

3/2014/0582 – Rear and side extension at 14, Portland Road, Langho

No objections

3/2014/0603 – Front dormer and part conversion of attic space at 10, Portland Road, Langho.

No objections

3/2014/0623 – Outline application for proposed construction of 3 detached houses and formation of 2 vehicular access points at Brockhall village.

Parish council objects due to over development of the area, increasing traffic etc.

3/2014/0687 – Outline planning application for up to 132 residential dwellings and associated access, landscaping and other necessary works on land of Longsight Road.

The parish council object to this application for the following reasons,

Having reviewed the application, and discussed our views on this planning application on Thursday 14th August 2014 and again on Monday 18th August 2014, the Parish Council has developed their response based upon the saved elements of the Ribble Valley District Wide Plan, especially policies G1, G5, ENV6 and H2. The detail goes on to greater lengths, but can be summarised as follows:

The proposed development is contrary to Policies G1, G5, ENV 6 and H2 of the Ribble Valley District Wide Plan.

1. Policy G1 - Concerns re access to the site

The A59 is a major East-West traffic link and is classed as a Road of Regional Significance in LCCs Functional Road Hierarchy. In the Functional Road Hierarchy, roads and paths are categorised in terms of function and actual use. The safe, effective and efficient movement of motor vehicles is balanced against the needs of other transport and non-transport users. The hierarchy is seen as the foundation of a coherent, consistent and auditable approach to managing the road network. The hierarchy recommends that development should be limited on these roads. There is no highway justification to permit the proposed development.

This development should be refused in the interests of road safety, good highway design and the free flow of traffic along this road of regional significance for the following reasons,

- The proposed development will lead to an increase in turning traffic along the A59 which will increase the risk of further accidents and adversely affect the free flow of traffic. In addition to the vehicular traffic generate by the proposed housing, the developers compound the problem by adding 20 additional parking places for Langho railway station within the curtilage of the development.
- A previous application opposite the proposed development was refused due to these reasons
- The egress from the proposed development onto the A59 will mirror the adjacent Northcote Road junction (no right turn across the traffic flow), This forces all traffic heading to the main village of Langho and beyond in a southerly direction (Blackburn, Manchester) and easterly direction (East Lancashire and all points east of this development) will be forced to use Whitehalgh Lane or Chapel Lane as the next element of their route. Both these roads are effectively single track in places

and contain several sharp and blind bends. The junction of the A59 and Whitehalgh Lane/Chapel Lane is a dangerous high-speed junction with some limited sight lines.

Policy G1 of Ribble Valley District Wide Plan states - all development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied:

- (a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
- (b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
- (e) The density, layout and relationship between buildings is of major importance.

Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

2. POLICY G5

States that outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:

- i) essential to the local economy or the social well being of the area; or
- ii) needed for the purposes of agriculture or forestry; or
- iii) sites developed for local needs housing (subject to PolicyH20 of this plan); or
- iv) small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RTI; or
- v) other small-scale uses appropriate to a rural area which conform to the policies of this plan.

3.2.18 This policy recognises the need to protect the countryside from inappropriate development. In doing so, it must be accepted that the countryside is a working area and a source of many Ribble Valley residents' livelihoods. As such it is subject to change and to development pressures. If properly managed, these can be accommodated without harming the basic character of the area.

This application fails to meet these criteria.

3. POLICY ENV 6 - The land is described as lowland fringe farmland,

Positive landscape elements in the lowland fringe farmland are:

- The unspoilt settlements and their characteristics vernacular with only limited new development, well related to existing buildings;
- The open spaces in villages;
- Absence of urbanisation;
- Strong field pattern and well managed hedgerows, walls and fences;
- Trees, woodlands, hedgerows and hedgerow trees, particularly semi natural vegetation and trees native to the area;
- Open land which allows views of open water, rivers, becks and waterfalls;
- Herds of dairy cattle.

Existing or potential landscape detractors include:

- Intrusive, inappropriate and insensitive siting and design of new development,
- Telegraph and electricity poles and overhead wires;
- Road improvements including widening and straightening;

The Borough Council will safeguard the best and most versatile

- agricultural land (as classified by the Ministry of Agriculture) unless it can be shown that the need for development overrides agricultural considerations:
- any agricultural land taken should be the minimum required to meet essential needs; ENV 6

4. POLICY H2 – Dwellings in the open countryside – Outside the settlement boundaries residential development will be limited to,

- Development essential for the purposes of agricultural or forestry or other uses wholly appropriate to the rural area.
- Residential development specifically intended to meet a proven local need
- The protection of attractive open countryside is an important element of both national and county planning policy – to achieve this development in the countryside must be strictly controlled.

The proposed development does not meet the criteria within Policy H2.

In addition to the contravention of these policies the Parish Council objects because,

- The proposed development is an over development of the area and is further erosion of land around a village. The railway line has traditionally been the natural boundary of the village and this development will cause an unnecessary spread leading to a ribbon development. It will have a detrimental impact upon residential amenities and the visual impact will also be detrimental. This includes the impact on the character of the area, the effect on the local infrastructure, density and over development.
- The effect on public services such as drainage and water supply. There is local knowledge of limited sewer capacity and the sewers have overflowed in the past.
- The development is also contrary to Key Statement DS1 and policies' DMG2 and DMH3 of the Ribble Valley Core Strategy Proposed Main Modifications (May 2014) in that the approval would lead to the creation of new dwellings in the open countryside without sufficient justification which would cause harm to the development strategy for the borough as set out in the emerging core strategy leading to unsustainable development.
- The proposed development would set a precedent for the acceptance of other unjustified proposals which would have an adverse impact on the implementation of the emerging planning policies of the Council contrary to the interests of the proper planning of the area in accordance with core principles and policies of the National Planning Policy Framework.

ITEM 8 HIGHWAYS

There were several highways issue,

1. The banners on the junction of Chapel Lane are dangerous as they are affecting driver's visibility and look unsightly. Clerk to contact Highways department.
2. Footpath Petre Arms
3. Junction of Northcote Road and Old Langho Road – traffic has been running over the kerbs and has flattened them to road level which has led to local flooding.

ITEM 9 OFFICERS REPORTS

There were two officer's reports,

1. Councillor Hincks has emailed LCC to enquire whether the three roads he previously nominated for repairs have been chosen.
2. Councillor Hincks proposed that the parish council continue with the next phase at the churchyard.

ITEM 10 CORRESPONDANCE

1. Planning and Development Committee Minutes

ITEM 11 DATES OF FUTURE MEETINGS

The next meeting will be held on Monday 29th September 2014.

The meeting closed at 8.45pm

Chairman _____

Date _____