

MINUTES OF THE MEETING OF BILLINGTON AND LANGHO PARISH COUNCIL HELD ON MONDAY 23rd FEBRUARY 2015 AT THE COMMUNITY CENTRE, LANGHO.

PRESENT

Parish councillors Brian Haworth, Martin Hincks, Michael Collins, John Green, John Aspden and Frank Havard. Also present County Councillor Alan Schofield.

ITEM 1 APOLOGIES FOR ABSENCE

There were apologies for absence from 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 26th JANUARY 2015

Minutes of the meeting held on 26th January 2015 were signed as a true record.

ITEM 4 PUBLIC PARTICIPATION

There was one member of the public present and several representatives from PWA planning who attended to discuss planning application number 3/2001/0135 which was due to be sent out to the parish council shortly.

ITEM 5 PLAYGROUNDS

Clerk to forward to John Green details of the insurance. Clerk to produce tick sheet for monthly inspections. No playground issues were raised.

ITEM 6 ACCOUNTS

It was resolved to approve the following accounts for payment,

C Walton Lengthsman	£265.57
Nurture Landscapes	£119.20
Tracey McCarney Clerks Salary	£416.66
Yes Cartridges – T.McCarney	£53.97

The January bank reconciliation was reviewed and signed by the chairman, the February expenditure was circulated.

The grass cutting contract from Ribble Valley Borough Council was accepted.

ITEM 7 **PLANNING**

3/2015/0074 Change of use of land to create a caravan park for 21 touring caravans/recreational vehicles and erection of a storage building with lean-to facilities block on land adjacent to the Petre Arms Langho.

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

National Planning Policy Framework

1. Paragraph 14 – states that the government are in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant – the parish council believe this development would have adverse impacts if passed due to the increasing volume of traffic that would be generated from the site and the detrimental impact on the visual amenity of the area.
2. Paragraph 17 – applications have to have identified unmet needs. There are already several touring sites in the area.
3. Paragraph 17 – any application has to contribute to conserving and enhancing the natural environment and reducing pollution – this application will not enhance the environment, and cause pollution rather than reduce it.
4. Paragraph 28 – applications will be passed which support tourism and where it has been identified that needs are not met by EXISTING facilities – as previously stated there are already several touring sites in the area.
5. Paragraph 32 – there has to be safe and suitable access – the access is off Whalley Road and is situated just after a bend in the road. Cars towing caravans exiting the site and turning right onto Whalley Road have not got a clear view of traffic exiting the roundabout on the A59 and travelling down Whalley Road. The access is also only a single track road.
6. Paragraph 123 – applications have to ensure they avoid creating noise – this site is directly behind some houses therefore they will suffer from increased noise.

Core Strategy

1. EN2 – Landscape – the applicant will be in character with existing landscape – the parish council feel the site will have a detrimental impact on the landscape and will look out of place. In addition access has to be safe and adequate which as pointed out above it is not. It also contravenes Policy DMB3.
2. DMG1 – visual appearance, application will have a detrimental visual impact on the surrounding area. Amenity – the application must have regard to public safety – it uses the same access as the community centre which holds clubs for young people on several evenings a week, the parish council feel their safety may be compromised.
3. DMG2 – the development should be ESSENTIAL for the local economy – as already stated there are already several other sites in the area. Point 4 – the development should not generate additional traffic movements of a scale and type that are likely to cause undue problems or disturbance.

In addition the parish council are concerned about the additional amount of waste going into the sewage system.

3/2014/1003 Change of use of annex to dwelling at The Barn Lower Woodcocks Farm, York Lane, Langho.

The parish council cannot comment on this application as the plans are not clear.

3/2015/0014 – One and a half storey 2 bedroom dwelling within the curtilage of 23, Hillcrest Road, Langho.

The parish council wish to object due to the detrimental visual impact this development will create.

Several members of PWA planning attended the meeting to discuss their proposal for 18 bungalows on land east of Northcote Road, Langho. The parish council listened to them and told them that they could not make a decision on whether they will objecting or not until they have seen the plans.

ITEM 8 **HIGHWAYS**

There were several highways issues raised,

1. The drains on Northcote Road keep flooding – County Councillor Alan Schofield will chase this up.
2. Dog fouling on St Marys Drive and York Lane – Councillor Havard will chase this up
3. Whalley road at the bottom of the building site near Wilkinsons coaches is filthy and dangerous in icy weather due to surplus water. County Councillor Alan Schofield will chase this up.

ITEM 9 **OFFICERS REPORTS**

There were no officers reports.

ITEM 10 **CORRESPONDANCE**

1. Planning and Development Committee Minutes
2. Footpath Diversion Order

ITEM 11 **DATES OF FUTURE MEETINGS**

The next meeting will be held on Monday 23rd March 2015.

The meeting closed at 9.30pm

Chairman _____
Date _____

