

INGOL AND TANTERTON NEIGHBOURHOOD COUNCIL

MINUTES of the Parish Council Meeting of Ingol and Tanterton Neighbourhood Council held on **Wednesday 12th September 2012 @ St Margaret's Church Hall Ingol**

Present: Cllrs Anderson, Brookes, Dodd, Ellison, Roskell, Speakman, Soole, Thompson, McGrath and Wright.

3 members of the public were present

47/12 APOLOGIES

None

48/12 DECLARATIONS OF INTEREST

Cllr Speakman declared a personal interest in item 12 on the agenda since his wife was directly involved with the Morris Dancing Group who had made the grant request. He left the room and did not take part in the debate or voting on that item

49/12 MINUTES

It was resolved that the Minutes of the Meeting held on the 18th July 2012 should be approved and signed by the Chairman as a correct record.

50/12 PUBLIC PARTICIPATION

The meeting was adjourned

A member of the public expressed her disappointment that the Neighbourhood Council had not seen it appropriate to agree a donation towards the cost of the community float in the procession during Guild week. She further stated that a number of residents involved with the float had similarly expressed their concern that no funding had been forthcoming from the new Neighbourhood Council.

A suggestion was made urging the Council to object to planning application 2012/0598 on the basis of a suggested response which had been provided and issued with the agenda papers.

Members were thanked for their attendance at recent Guild week events.

The meeting was reconvened

51/12 PLANNING APPLICATIONS

Planning Application 2012/0598 relating to the potential development of 350 houses on the north side of Hoyles Lane being part of the potential LDF Site Allocations proposals which are still under consultation and have yet to be adopted by Preston City Council – application details are available on the PCC planning web site or at the PCC planning dept.

Members had been reminded that at the June meeting no objections were raised in principle to the developments on the north side of Hoyles Lane as proposed in the LDF Site Allocations consultation papers but that objections were raised to any development in the area as a whole until clarification concerning road infrastructure and its funding were identified. A suggested response had been put together and was enclosed with the agenda papers for consideration

It was resolved that the following representation should be made:

The Ingol and Tanterton Neighbourhood Council would respond to the Planning Application reference **06/2012/0598** by Commercial Estates Group (CEG) as follows.

Background

The Planning Inspector, at the Examination stage of the Published Core Strategy document, required that Preston City Council identify sufficient land for housing such as to provide a supply based upon the former Regional Spatial Strategy (RSS) requirement of 507 units per annum over a plan period of fifteen years until 2026. Following Examination, the Published Core Strategy document was amended to formally identify Higher Bartle as a 'Strategic Site', ie a local area for growth, around which future housing development will be concentrated in the North West of Preston. The Core Strategy document, as amended to accord with the Inspector's comments made following Examination, has now been ratified by all three contributing councils.

The result is that a substantial area of what is currently green field, bounded by Lightfoot Lane/Hoyles Lane, Sidgreaves Lane, the M55 motorway and Garstang Road is being promoted for housing development, through the 'Final' draft of the 'Sites for Preston Preferred Options' consultation document. This area is referred to by the generic term 'North West Preston' and these specific sites are identified in the draft as HS1.3, HS1.4, HS1.5 and HS1.6. Clause 4.21 of the consultation document states that *'It is envisaged that, in broad terms the location (North West Preston) will develop in an east to west manner'*. This is reinforced in Appendix D 'Phasing of Housing Sites'.

The proposed development lies within the Preferred Options parcel identified as HS1.6, 'Land West of Sandy Lane'. From Appendix D of the 'Preferred Options Final' consultation draft, site HS1.6 is scheduled to be delivered, part in the period 2021-2026 and substantially beyond the year 2026. The requirement to provide a deliverable and sustainable development of 'North West Preston' through the provision of comprehensive, phased and adequately funded supporting infrastructure in totality is reinforced through draft 'Policy MD2 North West Preston'.

Argument

The principal objection heard to any further development in the North West of Preston is that 'the existing infrastructure will not be able to cope'. This comment usually refers to the transport infrastructure, typically access to the trunk road and motorway network at Broughton, but includes the wider supporting infrastructure such as schools, health centres, shops etc. The community of Ingol and Tanterton will be directly affected by the development of 'North West Preston'. This is particularly so in respect of the coherent provision of supporting infrastructure if the existing communities in the north west of Preston and the overall development of 'North West Preston' are to be sustainable and the overall development itself is to be deliverable. This is fully recognised in the 'Final' consultation draft of the 'Sites for Preston Preferred Options' document where development of 'North West Preston' is proposed 'in an east to west manner'.

For the Local Development Framework process to enjoy the support of local communities the local Planning Authority, with the Planning Inspectorate through Examination in Public, must be allowed to master plan Strategic Sites of the scale of 'North West Preston' in order to enable coherent, deliverable, sustainable development of the whole. The process cannot be driven by individual developers acting alone. It must fully involve all stakeholders. The principle of sustainable development is fundamental to the National Planning Policy Framework (NPPF).

Preston City Council has sought to master plan 'North West Preston' through the 'Sites for Preston Preferred Options' consultation document. This is perfectly summarised in clause 3.1 of that document *'Infrastructure is integral to the sustainability of our city and villages, as well as the delivery of new development.'* Chapter 3 then sets out how it is intended to deliver that infrastructure in a timely, adequately funded and sustainable manner through an Infrastructure Delivery Plan. The current Infrastructure Delivery Schedule is itemised in Appendix E. This Schedule must of necessity be treated as a live document. The supporting infrastructure has yet to be fully identified and costed. Typically, Lancashire County Council is scheduled to commit to a Highways and Transport Master Plan in September 2012. The draft consultation document in clause 3.22 states *'we therefore recognise that significant new investment Highways and Transport infrastructure is required before there can be significant development at North West*

Preston'. Other infrastructure requirements, schools, health centres, bus service provision etc. are also scheduled in Appendix E.

Primary infrastructure proposals need to be thorough, comprehensive and coherent and include delivery phasing and funding proposals. Otherwise the required primary infrastructure will not be delivered timeously, if at all, to the satisfaction of the existing communities and to future residents. The provision of primary infrastructure drives the housing delivery schedule and gives rise to Policy MD2 in the Preferred Options Final draft, particularly such phrases as 'Until this comprehensive plan is in place, new proposals within allocations HS1.4, HS1.5 and HS1.6, which will give rise to increased road congestion will be resisted'.

This Planning Application relies heavily for justification on the existing infrastructure and on the limited delivery of infrastructure by others in support of extant planning permissions. It does little at all towards the delivery of the necessary and required infrastructure to support the development of 'North West Preston' as a whole entity over the life of the Core Strategy. Typically, the offer to set aside land for a primary school is considered disingenuous; perceived wisdom in the local community is that a new primary school will severely detract from the existing Cottam and nearby Lea Endowed primary schools. As such, the Planning Application is considered opportunistic.

Recommendations

The Planning Application should be refused on the grounds that:

- ◆ The Application is opportunistic
- ◆ The Application is premature.
- ◆ The development does not accord with the 'Final' draft of the Preston City Council 'Sites for Preston Preferred Options' consultation document, Appendix D 'Phasing of Housing Sites' and Policy MD2 refer.
- ◆ Until a comprehensive, phased and adequately funded proposal for the delivery of the necessary supporting infrastructure in totality to the developments proposed for 'North West Preston' as a whole has been accepted by all stakeholders and significantly delivered from east to west then this singular development is not sustainable as required by the NPPF.

Planning Application 2012/0661 – Reserved matters application seeking approval for landscape buffer and associated engineering operations (zone 8 of mixed use development)

Planning Application 2012/0666 – Erection of 1no dwelling with living accommodation in the roof space following demolition of existing garage block

It was resolved that no representation should be made to the above applications

52/12 PAYMENTS

It was resolved that the under mentioned payments should be approved:

300007	Greenwood Garden Services	Lengthsman	300.00
300008	St Margaret's Church	Room Hire	48.00
300009	LALC	Autumn Conference	70.00
300010	W V Mcennerney-Whittle	Salary and Expenses July August Sept	1031.07
300011	Inland Revenue	Tax deductions 2 nd QTR	668.40
300012	Preston City Council	Election Costs	3625.70
300013	Greenwood Garden Services	Lengthsman	225.00

53/12 CODE OF CONDUCT

Members had been asked to adopt the Code of Conduct which had been enclosed with the agenda this being a personalised version of that now adopted by Preston City Council – Members noted that they are now required to complete a new 'Register of Interests' form in accordance with statutory requirements and that the form must be lodged with PCC via the Clerk within 28 days of the adoption of the new Code of Conduct.

Members were reminded that it is a criminal offence not to disclose a 'disclosable pecuniary interest' and since these now form part of your 'Register of Interests' it is essential that the forms are returned to the Clerk for recording purposes as soon as possible. They will then be lodged with PCC and in due course placed on our web site for public information.

It was resolved that the Code of Conduct as presented with the agenda should be adopted

54/12 NEWSLETTER

Members had been asked to consider a draft newsletter and printing quotations, authorise and approve as appropriate and agree how distribution should be achieved and by whom

It was resolved that the draft newsletter should be accepted subject to amendments made at the meeting, that it should be printed by an on line printing company at a cost of £189.60 and that distribution should be undertaken by New City Distribution at an approx. cost of £120.00

55/12 GRANT AWARDING POLICY

Members had been asked to approve a Grant Awarding Policy a draft of which had been circulated with the agenda.

It was resolved that the Grant awarding Policy as circulated should be adopted subject to changing the words 'parish' to 'neighbourhood' and the reference to 'Lea and Cottam' being altered to 'Ingol and Tanterton'

56/12 LENGTHSMAN

Members noted the Lengthsman worksheets which had been circulated with the agenda

57/12 LCC LOCAL COUNCIL CONFERENCE

It was resolved that Cllr Dodd should attend the above Conference on the 10th November 2012

58/12 GRANT APPLICATION

Members had been asked to consider a funding request from the Faith Morris Dancing Team to assist with travel costs to the National Championships in Wales

It was resolved that a grant of £100 should be awarded to the Faith Morris Dancing Team under S137 LGA 1972.

59/12 WORKING GROUP REPORTS

Members received reports from working groups:

- Notice board locations were still being discussed with both Tanterton and St Margaret's Church and would be ordered once agreement had been reached
- The logo had now been provided and was in use on stationery items, business cards were to be arranged by the Clerk and Cllr Soole was to do the transfers onto the Hi Vis jackets which had been purchased from Lea and Cottam Parish Council

- An example web site home page sheet was provided and further suggestions made by members present. The domain name had been purchased. Further development is on-going
- Entry signs to the neighbourhood had been verbally discussed with Preston CC – formal designs and costs were to be obtained and submitted to this Council for approval
- Although an opening e-mail had been sent making initial enquiries concerning bulb planting on the roundabouts on Tom Benson Way no further follow up had yet taken place - this was to be done shortly
- Members had been provided with a draft consultation document and had been asked for feedback so that a final version with costs etc. could be put before the Council for agreement
- Members had been kept up to date by e-mail of the many contacts that had been established in terms of partnership working
- A report was circulated concerning the Tanterton shops area improvements. Whilst some measures could be undertaken quickly there were issues with ownership that needed resolving before more wide ranging improvements could be considered.

60/12 NEXT MEETING

Members noted that the date of the next meeting was 17th October 2012