

**The minutes of the neighbourhood council meeting held on Wednesday 22nd February 2023**

**at 7pm at the Tanterton Village Centre.**

Present: Cllr Anderson, Cllr Darby, Cllr Jewell, Cllr Potter (vice-chair), Cllr Roskell, Cllr Mylroie, Cllr Carrig.

Clerk – Gill Mason.

Four members of the public.

**Open forum**

The rubbish and fly tipping at Ingol Dip has been cleared away by Community Gateway. Volunteers have also litter picked the area and filled four bin bags of rubbish.

Is there any update on the Ingol Dip play areas refurbishment? There was an application for four houses to be built with a condition that the play area would be revamped with one new piece of equipment. The development is not going ahead and so the play area will not be refurbished.

The Cotton Woods development by Bellway Homes is causing Tanterton Hall Road to be a mud track. The road washer is ruining the road and filling the drains with silt and the road still isn’t clean.

There is a large crater at the back of the library that was filled with stone by LCC but is now large again.

There is Unite meeting on Thursday 23rd February – the representatives will report back to the neighbourhood council regarding the warm space initiative.

**12/23 To receive apologies.**

Cllr Ellison, Cllr Zdan-Michajlowicz and Cllr Crook.

**13/23 To approve the minutes of the meeting held on Wednesday 25th January 2023.**

It was resolved that the minutes be approved and signed by the vice- chair.

Proposed by Cllr Darby.

Seconded by Cllr Jewell.

(6 in favour : 1 abstention)

**14/23 To receive declarations of interest.**

Cllr Potter declared an interest in the planning item as a member of the Preston City Council Planning Committee.

**15/23 To consider any planning applications or matters.**

**Application number: 06/2023/0074**

Application type: Lawful use certificate

Address: 58, The Avenue, Preston, PR2 7AY

Description: Certificate of lawfulness for proposed change of use from dwellinghouse (Class C3) to children's home (Class C2)

The neighbourhood council has the following observations:

The Supporting Statement states that the Application by Cherish Children’s' Care Limited is for two children.

The Supplementary Information Part A in the answer to the first question refers to 'a maximum of three children'.

The Supplementary Information needs to be amended to refer to 'a maximum of two children'.

Any Approval of or Consent to the Planning Application needs to be definitively predicated on the basis of 'a maximum of two children' as per the Supporting Statement in order to remove doubt and give some degree of assurance to the local community.

**Application number: 06/2023/0073**

Application type: Outline application (major)

Address: Land to the south of Walker Lane, Ingol, Preston, PR2 7AW

Description: Outline planning application for 11no. self-build dwellings seeking approval for access (all other matters reserved)

The neighbourhood council object to the application:

This application is in contravention of the Section 106 agreement between the landowner Cleator Manor Ltd, Preston North End Football Club Ltd, Preston City Council & Lancashire County Council with regards to planning approval granted against 06/2017/0757 dated 31st May 2018.

The Open Space Provision was granted under Full Application.

Under Schedule 4 of the Section 106 Agreement Public Open Space:

Open Space means the open space to be provided within the Residential Development including the Incidental Open Space(s) and the Park which shall be retained in perpetuity.

Park means the park to be provided as part of the development as shown shaded in blue on the plan with reference 5678\_Fig1.3 B dated APR 18 attached to this schedule.

The proposed development with sits within the blue are shown on the referenced drawing.

Change of Ownership – Clause 9

Clause 9 states that the owner will give to the Council and the County Council immediate written notice of any change of ownership of the site occurring before all the obligations under this Agreement have been discharged, such notice to give details of the transferee’s full name and registered office (if a Company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan Provided that this obligation shall not apply to any transfers of any individual Dwellings nor any transfer to a statutory undertaker or service or utility company. Has such notification been made?

1. Pedestrian access to all amenities.

No footpath within 125 metres as per Transport statement. That is 125 metres to the North from the entrance of Uplands Chase towards to the nearest shops and public transport. There is limited or no road edging to provide a footpath between the site and Uplands Chase. There is also no street lighting until further North where the junction into Hoylake Close is found.

To the South, there is no footpath towards Boys Lane, which is the direction to the vast majority of schools. Again, there is limited or no road edging to provide a footpath and there are no street lights until reaching the Walker Lane/Boys Lane junction approximately 1000 metres from the proposed site entrance.

Planning, Design & Access Statement.

2.The only relevant application is that approved by the Planning Committee.

Recommendations by the PCC planning officer on an application rejected by the planning committee do not form any basis for a conclusion by the applicant that this application should be approved.

3. the applicant claims that by developing the agreed public Open Space – part of the Forest Park – will provide meaningful outdoor open space. The Open space will not be Open space if built on.

4. In the Crime Impact Statement, the applicant claims the open field is in private ownership and is not currently being actively maintained and this development is likely to limit any anti-social behaviour. As the Ingol Golf Course site is still under development, the full development of the agreed Public Open Space will not be completed until the agreed development is concluded.

5. Community Involvement; The applicant states that no public consultation has been undertaken and claims that the previous consultation held for planning application 06/2017/0002 is sufficient. Since that consultation in 2017, some 5 years past many residents have moved into the area and will not be aware of the consultation for the re-development of the golf course and is therefore required.

6. Planning applications 06/2010/0626 rejected at both planning committee and public inquiry is not recorded in the application under other planning applications.

It was resolved that the planning application responses be submitted.

Proposed by Cllr Darby.

Seconded by Cllr Jewell.

All in favour.

**16/23 Finance.**

**Expenditure**

|  |  |  |  |
| --- | --- | --- | --- |
| Cheque | MB Landscaping | Lengthsman’s hours basic  | £624.00 |
| Cheque | Gill Mason – clerk  | Expenses  | £75.50 |
| Cheque | N Darby | Newsletter print reimbursement | £340.12 |
| Cheque | G Mason | Extra meeting 15 hours 2022 | £213.15 |
| Cheque  | PKF Littlejohn | Audit completion | £528.00 |

It was resolved that the payments be made.

Proposed by Cllr Darby.

Seconded by Cllr Anderson.

**17/23 To consider the working group updates and proposals:**

***Finance committee***

The finance committee has completed a mini audit and will convene again in April to review the end of year finances.

***Communications working group***

The newsletter has been printed and is ready for distribution.

The communication working group have reviewed the Transparency Code for Smaller Authorities and will meet on the 29th March to review the Local Government Transparency Code. The proposals will then be put forward to full council for adoption.

**18/23 To consider the lengthsman’s update and schedule of works.**

Cllr Roskell asked that the lengthman weed and tidy around the planters. Three planters at Marlfield / Goldburn Close need re-siting.

**19/23 To consider the application for the Best Kept Village ‘Tidy Towns’ competition.**

It was resolved that the ITNC apply for the competition at a cost of £50 (£25 Ingol and £25 Tanterton).

The clerk will liaise with the lengthsman and Cllr Darby regarding the competition.

Proposed by Cllr Darby.

Seconded by Cllr Potter

**20/23 Reports and correspondence (reference only).**

None received.

**21/23 Date and time of meetings.**

**Full council meetings**

Wednesday 29th March 2023 at 7pm

Wednesday 26th April 2023 at 7pm

Wednesday 24th May 2023 at 7pm

Wednesday 28th June 2023 at 7pm

Wednesday 26th July 2023 at 7pm

No meeting in August

Wednesday 20th September 2023 at 7pm

Wednesday 25th October 2023 at 7pm

Wednesday 22nd November 2023 at 7pm

Wednesday 13th December 2023 at 7pm

**Finance Committee**

Wednesday 12th April 2023 at 6pm

**Communications Working Group**

Wednesday 29th March 2023 at 6pm

The meeting closed at 7.50pm.

Signed ……………………………………………………………………..Date…………………………………