

Longton Parish Council

MINUTES of the COUNCIL MEETING held on Tuesday the 1ST NOVEMBER 2011 in NEW LONGTON VILLAGE HALL

Present: Cllrs Gooch, Artis, Fox, Wignall, Cunningham, Underwood, Welch, Holmes, Turner and Coulton

There were 16 members of the public present.

98/11 APOLOGIES

None

99/11 MINUTES OF THE LAST MEETING

It was resolved that the Minutes of the Meeting held on the 4th October 2011 as previously circulated should be approved and signed by the Chairman as a correct record

100/11 DECLARATIONS OF INTEREST

Cllr Fox declared a personal and prejudicial interest relating to planning application 2011/0634 since she had predetermined her position on it by stating that she was lodging a personal objection to the development.

Cllr Welch declared a personal and prejudicial interest relating to planning application 2011/0634 since he lived in the immediate vicinity of the proposed development.

Cllr Wignall and Underwood both declared personal and prejudicial interests to planning application 2011/0634 since they had both been actively involved in campaigning against the development.

Cllrs Fox, Welch, Underwood & Wignall left the room during the debate on application 2011/0634 however representation against the application was made during public participation under Para 12(2) of the Code of Conduct.

101/11 PUBLIC PARTICIPATION

Members of the public made representation objecting to and raising concerns with regard to the proposed development detailed in application 2011/0634. Reference was made to a recent public meeting at which over 120 people had attended to raise concerns at the proposed development. It was felt that Policy D9 relating to development only for local needs would be breached if the application was granted. Issues concerning drainage, road safety, traffic and the local infrastructure were raised. Members of the public present had strong views against the development and remained to see what representation the Council would decide to make.

102/11 PLANNING APPLICATIONS

2011/0634OUT – Outline application for the erection of 27 dwellings (access applied for) @ Land off Long Moss Lane New Longton which was the subject of a public meeting held on the 21st October 2011 at which over 120 people attended and objections were raised with regard to the development.

It was resolved that the under mentioned objections/comments should be made:

The proposed development is contrary to Local Plan Policy number D9 which states that this land is safeguarded to meet local needs and will only be released during the plan period for development which meets the following criteria:

- a) There is conclusive evidence of local, affordable, health care, community or employment need for the proposed development
- b) The development cannot be accommodated within the existing built up area

c) The proposed development would be in keeping with the scale and character of the village.

This proposal does not meet (a) of the existing policy since the majority of the type of dwellings proposed are of the executive type dwelling which do not meet the conditions of policy D9 (a)

There is evidence from the number of existing houses still for sale in the area that overall housing requirements are already being met with regard to local demand apart from low cost / affordable housing which could be an issue to those who have been brought up in the village but can no longer afford local properties many of which are of the executive type similar to those being proposed by this application and which if granted would further swell the stock of this type of property unnecessarily.

The Parish Council is of the view that this application simply fails the basic requirements for the existing land allocation status and should therefore be refused.

In addition there are a number of ‘concerns’ which would need to be taken into account in considering any housing development in New Longton generally:

- Drainage issues are an ongoing problem with evidence of regular local garden flooding and in some cases the rising of effluent. Any development would require careful consideration of the effects on this local infrastructure and **would need mitigation measures to deal with the problem which should also include removal of surface water through a medium other than the local overloaded drains.**
- Traffic issues are of major concern to local residents not only on the access road of Long Moss Lane which is seeing an ever increasing level of traffic on an urban 60 mph road but also in the village itself and particularly at the junction of Sheephill Lane and Station Road particularly in the morning and afternoon due to the location of a school. Any local development should be taking into account these wider implications and **mitigation measures with regard to local parking/congestion issues dealt with** before approving further development which would exacerbate the problem. It is suggested that the road traffic report is basically flawed in that a full vehicle count over a period has not taken place and that the data provided was collected at a quiet time of day/period. **It is suggested that LCC undertake a full vehicle count before consideration is given to this application.**
- It is maintained by some local residents that there is a capacity issue with regard to schools, doctors surgeries and public transport arrangements which would be further exacerbated by further development since the basic infrastructure of the area it is suggested is already at full capacity and would therefore lead to the increased use of cars which in turn then increases the already identified concerns with regard to local traffic and road safety issues. A number of the necessary criteria with regard to amenity location are not met as evidenced in the developers own design statement (Ref 2.17) and questions of fact have been raised concerning distances where the design statement is confirming adherence (Ref 2.17). It is suggested that an independent measurement is undertaken to confirm authenticity of the statement since otherwise the location of such facilities will **transgress PPG13 which requires accessibility ‘to jobs, shops and services by modes other than the car’**

103/11 PAYMENTS

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

PARISH COUNCIL			
001131	W V McEnnerney-Whittle	Salary October 2011	456.10
001132	Hutton Parish Council	Contribution to SPID insurance	28.13
001133	P Heise	Lengthsman	1212.54

104/11 CO-OPTION TO PARISH COUNCIL

Members had been asked to consider a letter requesting co-option to this Parish Council

It was resolved that Bernard Kershaw should be co-opted onto this Parish Council

105/11 DATES OF NEXT YEARS MEETINGS

It was resolved that meetings in 2012 should be as follows:

10th January 2012	New Longton Village Hall
7th February 2012	Longton Library
6th March 2012	New Longton Village Hall
3rd April 2012	Longton Library
1st May 2012	New Longton Village Hall
5th June 2012	Longton Library
3rd July 2012	New Longton Village Hall
August 2012	No Meeting
4th September 2012	New Longton Village Hall
2nd October 2012	Longton Library
6th November 2012	New Longton Village Hall
4th December 2012	Longton Library

106/11 FINANCIAL STATEMENT TO 30TH SEPTEMBER 2011

It was resolved that the above statement of accounts should be approved and accepted.

107/11 MY NEIGHBOURHOOD FORUMS

Members had been asked to consider papers relating to ‘My Neighbourhood Forums’ and appoint one member to ‘officially’ attend the first meeting now scheduled for the 7th November 2011 on behalf of this Council noting that all members are none the less also invited to be present.

The Chairman advised members that he and the Vice Chairman had attended a briefing meeting recently at which concerns had been raised with regard to the format of the Forums particularly relating to the decision making process and the lack of any opportunity for attendees to air concerns relating to planning applications. A further meeting to discuss ‘governance’ had been arranged however it was to be noted that these Forums were not SRBC Committee meetings in any way shape or form but simply public meetings aimed at identifying and discussing services and improvements for the area. There was therefore no official Parish Council representation.

It was resolved in the light of the further information above not to appoint any official representative however a request was made that all members should make efforts to attend the first meeting on the 7th November 2011 in particular.

108/11 SLCC SUBSCRIPTION & PRACTITIONERS CONFERENCE 2012

Members had been asked to approve payment of a one third share of the Clerk’s 2012 SLCC membership subscription (approx total £190) and attendance and previous overnight stay costs at the Practitioners Conference 2012 @ Daventry (approx £304) being a combined **net cost to each Council for whom he works of approx £132.00 (last year £135)** having allowed for a bursary grant of £99.00 which will be applied for in the name of Hutton Parish Council who are the only qualifying Council.

It was resolved that the above payment should be made.

109/11 PRECEPT 2012

Members had been asked to consider the budget for 2012/2013 which had been circulated with the agenda and agree a Precept for that same year.

It was resolved that the Precept for 2012/2013 should be set at £21100.00 (same as last year)

Chairman