

HUTTON PARISH COUNCIL

MINUTES OF THE EXTRA ORDINARY PARISH COUNCIL MEETING HELD IN HUTTON VILLAGE HALL ON 15TH MAY 2009

PRESENT:

Councillors Gilbert (Chairman), Parkes, Hesketh, Wilshere, Barton & Mitchell

29 members of the public were present.

53/09 APOLOGIES

Cllr Thackerey

54/09 DECLARATIONS OF INTEREST

Cllr Hesketh declared an interest in the planning applications scheduled to be discussed due to his membership of SRBC planning committee. In accordance with the Monitoring Officers guidance he did not take part in the debate or voting on the planning application.

Cllr Barton declared a personal and prejudicial interest in the planning application to be discussed due to his property being in close proximity to that of the proposed development. He did not take part in the debate or voting on the planning application.

55/09 ADJOURNMENT FOR PUBLIC DISCUSSION

The meeting was adjourned for a period of public discussion.

Representation was made against the application which was scheduled to be discussed by a number of the residents present generally relating to issues of road safety and the affect on the local amenity of residents. The Clerk recorded details of the issues raised and translated them into various sections of the Local Plan.

The meeting was then re-convened.

56/09 PLANNING APPLICATION

2008/0840 – Proposed application for the change of use from agricultural to storage and distribution. Formation of roller shutter doors to buildings and re-cladding of buildings at Orchard Farm Ratten Lane Hutton Preston PR4 5TE

Members debated the issues raised during public participation relative to the planning policies as set out in the Local Plan.

It was resolved that this council should support resident representation from the members of the public present and object to the application for the following reasons:

- That whilst development may be permitted in designated Green Belt areas (Policy D4) in respect of the re-use of existing buildings such development must be in accordance with Policy D12. The Parish Council contend that sections (d) and (e) of this adopted policy are contravened since the development does not have reasonable access to a public highway available for use without creating traffic hazards. It is known and complaints have been received from residents of Ratten Lane over a period of time concerning HGV's accessing sites in this area on a road which does not have sufficient width to allow the passing of two vehicles without entering onto the pavement or grass verges which therefore causes road traffic hazards. It is maintained that despite the argument in the planning application that the number of vehicles is less than previous this is not the case and experience over the last year or so of unlawful activity at Orchard Farm have shown that in reality the number of vehicles has significantly increased thereby exacerbating the previous and ongoing road traffic problem.

- It is further contended that since access to Orchard Farm is either through Ratten Lane or Skip Lane that in both cases traffic issues exist as evidenced by the breaking up of the road side particularly from Skip Lane and in the areas of Ratten Lane toward the development. On top of this the entrance to Ratten Lane comes from the A59 Liverpool Rd which is hazardous due to the entrance and exit of HGV's which need to turn into Ratten Lane something which was identified in the recent Vulnerable User Audit when a recommendation was made to close a slip road a matter of only 20 metres from this access point. The additional traffic from this development at Orchard farm has already exacerbated this issue.
- Ratten Lane and Skip Lane are country roads in a residential location whose infrastructure was never meant to carry heavy goods vehicles on a regular basis. The roads are deteriorating and the additional traffic has made this worse. The access is therefore totally unsuitable and would need major improvements in order to accommodate continued increases as those that are alleged from this currently unlawful development.
- Policy T7 of the Local Plan relates to the implications of development for non trunk roads stating that development will be permitted provided that the convenient movement of all highway users including cyclists, pedestrians etc are not prejudiced. Clearly the width of the road, the evidenced damage to grass verges and broken away tarmac at the side of the access roads mentioned above and particularly Ratten Lane due to the concentration of residential property shows that inherent dangers already exist for pedestrians especially in those areas where no pavement exists. Ratten Lane is used by school children. It is contended that the increased traffic generated by Orchard Farm has worsened the position to an unacceptable level and that this development and future similar developments would be contrary to this adopted policy.
- Policy QD1 relates to the design criteria of new development and in particular further references to highway safety section (c) as covered above & noise, disturbance and traffic generation not being detrimental to the amenity of the area section (e). The additional traffic does itself cause increased noise and vibration which are contrary to the requirements of this policy and the cutting of stone (flags) at the site itself causes noise disturbance to some residents in the locality.
- The amount of traffic movement to and from the site is challenged not only from the point of view of current traffic movements but also their relativity to that which existed in the past and which is claimed as a reduction when locally it is believed to have already caused a significant increase during the time of the currently unlawful activities.
- In summary retrospective permission would breach policies D12, T7 and QD1.

CHAIRMAN