

The monthly meeting was held at Whittle-le-Woods Village Hall, on Monday 18th December 2023, at 7.30pm.

Present Chair McDonald; Parish Councillors Auwerx, Bell, Briscoe, Evans, B Higham, P Higham, Moss, Yates, and the Clerk

Apologies Councillors Blythe, Fogarty, and Newall

Visitors Trustee of the Playing Field Trust

The meeting opened at 7.31pm.
Cllr Briscoe joined the meeting at 7.33pm

The meeting was suspended at 7.32pm to allow for public discussion of the Playing Fields Trust.

Trustee Lyndon Wright advised that he wishes to resign as a trustee along with Cllr Bell and Cllr Yates and pass the responsibility of the Trust to the Parish Council. He provided a formal resolution of the resignation of the 3 trustees which leaves 1 remaining trustee, Ian Curwen.

Cllr B Higham suggested that Ian Curwen could forward more trustees to the trust. Lyndon Wright advised that he would continue to work with the Trust and the Parish Council until the end of January 2024.

Cllr B Higham advised that the Charities Commission should formally inform the Parish Council.

Cllr P Higham advised that this isn't the case because the Trust is still held. Lyndon Wright reiterated that he would no longer be involved from the 31st January 2024.

Cllr P Higham stated that there are 2 options, to take on more trustees and then leave or for the Parish Council to take on the Trust.

The Clerk was asked to work with the Trustees and Parish Councillors to ensure trustees are in place and that the Parish Council is a custodial Trustee.

The meeting reopened at 8.07pm

1. Minutes

*23/11/01 The minutes of the previous meeting are to be approved at the next meeting

3. Changes in Declarations of Interest

Cllr Moss signed the acceptance of office and declaration of interest forms.

4. Defibrillator checks

Defibs are all OK

Chair

Date.....

5. Planning Matters

New

Land North Of Town Lane Town Lane Whittle-Le-Woods

Erection of 280no. dwellings with associated landscaping, drainage and other infrastructure.

Ref. No: 23/00981/FULMAJ | Received: Wed 15 Nov 2023 | Validated: Wed 15 Nov 2023 | Status: Awaiting decision

See attached document for comments

Thanks were given to Cllr Newall for her work on the Parish Council response to this planning application.

Lucas Green Lucas Lane Whittle-Le-Woods Chorley PR6 7DA

Application to discharge condition 8 (surface water drainage scheme) of outline planning permission 18/00367/OUTMAJ (Outline planning application for the means of access for up to 10no. residential dwellings, following the demolition of the existing dwelling and garage. All other matters reserved)

Ref. No: 23/01082/DIS | Received: Fri 08 Dec 2023 | Validated: Fri 08 Dec 2023 |

Status: Awaiting decision

No comment required

Bramblewood Shaw Hill Whittle-Le-Woods Chorley PR6 7PP

Application for works to protected trees - Chorley BC TPO 9 (Whittle-le-Woods) 1987: Lateral reduction of branches over footpath and road by up to 1 metre.

Ref. No: 23/01074/TPO | Received: Thu 07 Dec 2023 | Validated: Mon 18 Dec 2023 |

Status: Awaiting decision

Passed to tree warden

26 Orchard Drive Whittle-Le-Woods Chorley PR6 7JZ

Application for a certificate of lawfulness for a proposed single storey rear extension (following demolition of existing conservatory)

Ref. No: 23/00944/CLPUD | Received: Mon 06 Nov 2023 | Validated: Thu 16 Nov 2023

| Status: Awaiting decision

The Parish Council wish to ensure that due consideration is provided to the neighbours of the property. That all materials used are in keeping with the established dwelling and area, and that property boundaries are not encroached upon in any way.

10 Tuson Lane Whittle-Le-Woods Chorley PR6 7FZ

Minor non-material amendment to planning permission ref: 21/01443/FULHH (First floor front extension over existing garage) to incorporate a first floor bay window

Ref. No: 23/01067/MNMA | Received: Tue 05 Dec 2023 | Validated: Wed 06 Dec 2023

| Status: Awaiting decision

No comment required

Chair

Date.....

80 Blackburn Road Whittle-Le-Woods Chorley PR6 8LH

Permission in principle application for the erection of two detached bungalows with detached garages

Ref. No: 23/01037/PIP | Received: Fri 01 Dec 2023 | Validated: Mon 04 Dec 2023 |

Status: Awaiting decision

The Parish Council find that as this proposal is in the green belt it should be refused.

Oak House Dawson Lane Whittle-Le-Woods Chorley PR6 7DU

Application for a certificate of lawfulness for a proposed outbuilding (sun room)

Ref. No: 23/01021/CLPUD | Received: Sat 25 Nov 2023 | Validated: Sat 25 Nov 2023 |

Status: Awaiting decision

The Parish Council note that this proposed development is adjacent to the green belt.

The previous application provided for a kitchen, shower room with toilet and kitchen plus a bar it seems that it may be used for other purposes than a sunroom.

The Parish Council object to this application.

Land On The South Side Of Town Lane Whittle-Le-Woods Chorley

23/00811/PIP

Permission in Principle application for the erection of 1no. dwelling.

Whittle-le-Woods Parish Council wish to strongly object to this application:

This development plot is in the Green Belt on a Green Field site.

It does not accord with the Chorley Local Plan.

The proposed dwelling would occupy a field site currently used for sheep grazing.

The provision of development on this land would lessen the open and rural character of the locality causing detrimental harm to the Green Belt.

This proposal will not improve the economic or environmental conditions of the area and so will not prove to be sustainable development.

Access to the highway on Town Lane via the current dropped kerb is inappropriate due to the junctions of Copthurst Lane and Dark Lane. Traffic volumes have increased over recent years and will be far worse when 280 properties are built lower down Town Lane.

The Clerk is requested to forward the comments (email to be provided by Cllr Briscoe) to the Planning Officer, CBC CEO Chris Sinnott, and the Chief Planning Officer Alaister Bradley.

Granted

8 Tuson Lane Whittle-Le-Woods Chorley PR6 7FZ

Single storey rear extension

Ref. No: 23/00905/FULHH | Received: Tue 24 Oct 2023 | Validated: Tue 24 Oct 2023 |

Status: Granted

Chair

Date.....

40 Poole Avenue Buckshaw Village Chorley PR7 7FP

Minor non-material amendment to planning permission 23/00017/FULHH (Erection of 2.2 metre high horizontal Siberian larch boundary screen fence) to change fence batten material from Siberian larch to redwood.

Ref. No: 23/00901/MNMA | Received: Tue 24 Oct 2023 | Validated: Tue 24 Oct 2023 | Status: Granted

Fig Tree House Barn Tanhouse Lane Whittle-Le-Woods Chorley PR6 8FD

Minor non-material amendment to planning permission ref: 21/00520/FUL (Conversion of existing barn to dwellinghouse, including two storey extension with glazed link to house) involving elevational alterations, window alterations, roof alterations, balcony alterations and alterations to the width and depth of the two storey extension

Ref. No: 23/00832/MNMA | Received: Tue 03 Oct 2023 | Validated: Sat 14 Oct 2023 | Status: Granted

The WAP Dark Lane Whittle-Le-Woods Chorley PR6 8AE

Application for a certificate of lawfulness for a proposed extension

Ref. No: 23/00816/CLPUD | Received: Wed 27 Sep 2023 | Validated: Wed 27 Sep 2023 | Status: Granted

6 Halls Square Whittle-Le-Woods Chorley PR6 8AQ

Section 73 application to vary condition no.3 (approved plans) attached to planning permission ref: 22/01318/FULHH (Single storey rear extension following demolition of existing rear projection) to amend the height of the proposed extension

Ref. No: 23/00806/FUL | Received: Sun 24 Sep 2023 | Validated: Thu 28 Sep 2023 | Status: Granted

2 Far Nook Whittle-Le-Woods Chorley PR6 7NY

Single storey side extension and single storey rear extension (following demolition of existing conservatory) (Resubmission of application ref 23/00576/FULHH Single storey side extension and single storey rear extension (following demolition of existing conservatory))

Ref. No: 23/00796/FULHH | Received: Thu 21 Sep 2023 | Validated: Thu 21 Sep 2023 | Status: Granted

4 Croston Way Whittle-Le-Woods Chorley PR6 7YP

Application for works to protected trees - Chorley BC TPO 1 (Whittle-Le-Woods) 2014: Sycamore (T1) - Fell; and Sycamore (T2) - Fell

Ref. No: 23/00784/TPO | Received: Sun 17 Sep 2023 | Validated: Tue 26 Sep 2023 | Status: Granted

Chair

Date.....

6 Grenadier Walk Buckshaw Village Chorley PR7 7EF
Conversion of existing integrated garage to habitable accommodation
Ref. No: 23/00750/FULHH | Received: Fri 08 Sep 2023 | Validated: Fri 08 Sep 2023 |
Status: Granted

Fig Tree House Barn Tanhouse Lane Whittle-Le-Woods Chorley PR6 8FD
Single storey side extension (retrospective)
Ref. No: 23/00732/FULHH | Received: Mon 04 Sep 2023 | Validated: Wed 13 Sep 2023
| Status: Granted

Other

Oak House Dawson Lane Whittle-Le-Woods Chorley PR6 7DU
Detached sunroom
Ref. No: 23/00817/FULHH | Received: Thu 28 Sep 2023 | Validated: Mon 09 Oct 2023 |
Status: Withdrawn

Hill Top Farm North Hill Top Lane Whittle-Le-Woods Chorley PR6 7QS
Request for a screening opinion pursuant to Regulation 6 of the Town and Country
Planning (Environmental Impact Assessment) Regulations 2017 proposed residential
development of up to 60no. dwellings on land off Hill Top Lane, Whittle le Woods,
Chorley.
Ref. No: 23/00693/SCE | Received: Tue 15 Aug 2023 | Validated: Tue 15 Aug 2023 |
Status: Other decision

*I write following your application for a determination as to whether an application for
planning
permission for the development proposed will need to be accompanied by an
Environmental
Impact Assessment.
Having regard to the information in the submitted application and in accordance with
the
Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as
amended), I have determined that an Environmental Impact Assessment will not be
required
in this instance*

5. Matters Arising

Parish Council Policies will be discussed in the new year.

SpIDs – Posts and SpIDs on order. The posts should be installed before Christmas.

Skip Day has been arranged for Saturday 17th February

Neighbourhood Area Meetings - Selection of 2024/25 Priorities to be discussed at the
January meeting.

Chair

Date.....

Council Tax Changes Consultation

It was agreed that there should be no penalties for those properties subject to probate. The Parish Council are concerned that when a home owner dies probate can take some time, and therefore the penalties of paying Council Tax should consider this.

6. Clerks Update

Finance Committee meeting date for Budget setting, to be arranged for early January

Christmas tree switch on event, suggested: Up lighters for the trees on the bridge;
Inclusion of a local choir (School or Brownies etc)

New laptop and printer to be purchased.

7. Accounts

Outgoings approved this meeting

Date	Payment Ref	Minute Ref	Description	Supplier	Total
18/12/2023	2324-094		SpIDS	Neil Jones (Stocksigns Limited)	£26,824.07
18/12/2023	2324-093		SLCC Annual Subscription	Roxanne Langdon (SLCC)	£127.71
18/12/2023	2324-092		Christmas Tree	Mary Lowe (Carvers Trees)	£695.00
18/12/2023	2324-091		Whittle-le-Woods Playing Field	Mark Bolton (PitchPrep)	£637.80
11/12/2023	2324-090		Refreshments Christmas Event	Peter Higham (Wittle-le-Woods Vil	£233.13
11/12/2023	2324-089		Christmas Tree Lights	Craig Ryan (Stately Lighting)	£990.00
11/12/2023	2324-088		Printing	Stuart (Sprintprint)	£138.00
04/12/2023	2324-087		ALCC Annual Subscription	ALCC	£21.43
01/12/2023	2324-095		Monthly Website Subscription	James Reilly (Easy Websites)	£27.60
17/12/2023	2324-096		Pension Payments	Local Pensions Partnership (LPP)	£652.79
28/12/2023	2324-097		Employee 2 Salary	Malcolm Bell	£505.75
28/12/2023	2324-098		Employee 1 Salary	Lisa Burton	£904.37
18/12/2023	2324-099		Laptop Repair	John (Company name to follow)	£30.00
Total					£31,787.65

Receipts reconciled this month

£246.53 Interest

Bank Balance at 30/11/2023:

Current Account £1,123.25
 Deposit Account £203,473.01
Total - £204,596.26

Chair

Date.....

8. Any Other Business

All The Parish Council are concerned that Parish Council comments on planning applications are not shown under Consultees.

Cllr B Higham The Christmas Tree on the outside of the Village Hall is not very bright and needs to be improved for next year.

Cllr Yates The white lines on the bus stop need re-marking on Chorley Old Road

Cllr McDonald Some documents are missing from the website and need to be updated

Cllr Briscoe Vehicles are still parked illegally on the allotment parking area on Church Hill

9. Confidential Items

REMOVED

The meeting closed at 8.55pm

The next Parish Council Meeting will be held at Whittle-le-Woods Village Hall at 7.30pm on Monday 8th January 2024.

Chair

Date.....

Payments

Date	Payment Ref	Minute Ref	Description	Supplier	Total
18/12/2023	2324-094		SpIDS	Neil Jones (Stocksigns Limited)	£26,824.07
18/12/2023	2324-093		SLCC Annual Subscription	Roxanne Langdon (SLCC)	£127.71
18/12/2023	2324-092		Christmas Tree	Mary Lowe (Carvers Trees)	£695.00
18/12/2023	2324-091		Whittle-le-Woods Playing Field	Mark Bolton (PitchPrep)	£637.80
11/12/2023	2324-090		Refreshments Christmas Event	Peter Higham (Wittle-le-Woods Vil	£233.13
11/12/2023	2324-089		Christmas Tree Lights	Craig Ryan (Stately Lighting)	£990.00
11/12/2023	2324-088		Printing	Stuart (Sprintprint)	£138.00
04/12/2023	2324-087		ALCC Annual Subscription	ALCC	£21.43
01/12/2023	2324-095		Monthly Website Subscription	James Reilly (Easy Websites)	£27.60
17/12/2023	2324-096		Pension Payments	Local Pensions Partnership (LPP)	£652.79
28/12/2023	2324-097		Employee 2 Salary	Malcolm Bell	£505.75
28/12/2023	2324-098		Employee 1 Salary	Lisa Burton	£904.37
18/12/2023	2324-099		Laptop Repair	John (Company name to follow)	£30.00
Total					£31,787.65

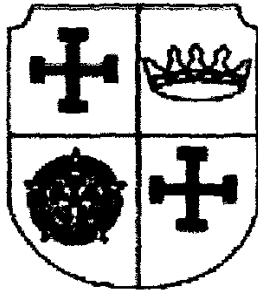
Receipts

Date	Receipt Ref	Description	Supplier	Total
30/11/2023	2324-12R	Interest	RBS	£246.53
31/10/2023	2324-11R	Interest	RBS	£267.54
18/10/2023	2324-10R	Community Infrastructure Levy	Chorley Borough Council	£6,042.70
29/09/2023	2324-009R	Interest	RBS	£246.17
28/08/2023	2323-008R	Interest	RBS	£290.71
31/07/2023	2324-007R	Interest	RBS	£291.67
21/04/2023	2324-006R	Community Infrastructure Levy	Chorley Borough Council	£1,328.91
21/07/2023	2324-005R	Grant	Chorley Borough Council	£1,327.83
30/06/2023	23/24-004R	Interest	RBS	£247.75
31/05/2023	23/24-003R	Interest	RBS	£228.96
19/05/2023	23/24-002R	Precept	Chorley Borough Council	£59,660.00
28/04/2023	23/24-001R	Interest	RBS	£189.95
Total				£70,368.72

Chair

Date.....

WHITTLE-LE-WOODS PARISH COUNCIL



Ms Lisa Burton
Clerk to the Council
309 Browndge Rd,
Bamber Bridge,
PR5 6UU
Tel: 01772 304841
www.whittlelewoodsparishcouncil.org.uk
clerk@whittlelewoodsparishcouncil.org.uk

**Whittle-le-Woods Parish Council – Objection to Planning application 23/00981/
FULMAJ for 280 Redrow houses North of Town Lane.**

For the third time in 3 years Whittle-le-Woods Parish Council must register an unequivocal OBJECTION to a Redrow Planning Application, for the same area of undeveloped agricultural land.

In our view little has changed since the earlier applications (20/01347 & 22/01142). Despite changes to the Title and address being used by the developer the site location remains unsuitable and a development on this scale is entirely inappropriate. Chorley BC will be aware of the weight of objections already recorded under the above references and we trust these will all be highlighted to Councillors in good time for the Planning Meeting.

On behalf of our residents, we wish to convey the strength of feeling against yet another housing development in what was once a semi-rural village. There is a perception that Whittle Le Woods is being sacrificed for the sake of housing numbers when other sites are available, albeit less attractive to corporate developers.

However, it is perhaps more relevant to emphasise the inevitable damage to Road Safety, the likely increase in Flood Risk, the pressure on Amenities and the effects on the Environment / Ecology that another estate on this scale will bring about.

Road Safety.

This Parish Council have previously submitted two, independent, Highways Reports (DTPC) relating to the earlier Applications. We respectfully ask the Planning Officer to present these to Councillors for their considerations ahead of the meeting. Sadly, the highly respected expert involved has passed away and we do not propose to involve a new firm for the sake of update. All the facts remain relevant and can be confirmed by site visit/s.

Councillors should be aware that Application 20/01347 was REFUSED on APPEAL by a HM Government Inspector on grounds of Highway Safety after a site visit and detailed scrutiny by Barristers at the hearing. We were then shocked and disappointed that Lancashire CC Highways subsequently failed to object at the time of Application 22/01142. None of the proposed mitigations remove the inherent risks or bring the

Chair

Date.....

Application within published Guidelines e.g. gradients, footpaths, distance to amenities etc.

These 'mitigations' were apparently 'agreed' between Highways and Redrow away from public view and have been brought forward to the current Application. We consider the proposals will be detrimental to existing residents and do little or nothing to benefit new residents on the estate. For Example, common sense tells us people will not be encouraged to leave a car on the drive and walk 1/3rd of a mile to the bus stop simply because it has been moved 50yds nearer. Coloured tarmac and parking bays will not compensate for the absence of footpath/s, especially with the increased volume of traffic envisaged.

We still believe that Lucas Lane will become a rat run and is most unsuitable for heavy traffic at any time of the day. It is used by many residents for walking and the Redrow Sycamore Manor estate has recently added a new footway directly onto Lucas Lane, where there are No Footpaths or safe spaces for pedestrians.

Whittle Le Woods Parish Council hereby request the proposed changes are revisited with the benefit of local knowledge, via meaningful consultation, before the Planning Meeting.

We believe the Developers most recent Traffic Assessment by SCP to be inadequate, it avoids comment on the most critical risk factors in favour of a plethora of journey counts which are selective and therefore inconclusive. To illustrate this point, we see counts have not been published for the difficult junction from Town Lane onto Dark Lane or near to St Chads Primary school. Both these are highly relevant and (again) we must dispute the assumption that most traffic from the new estate will travel West (towards the A6). Many existing residents on Town Lane will advise the easiest way to Chorley Town Centre, Blackburn or the M61 is East via Dark Lane or past the school, especially during peak time/s.

Without explanation, SCP have included a Traffic Count for the A6/Royton Drive junction. We can see no relevance to the current Application unless the Developer is suggesting Lucas Lane as a suitable access route. In our view, this would discredit the whole document.

Waste & Contaminated Land

We very much welcome the comments and conditions recorded against this case requiring Land Surveys & Testing on and in the proximity of the site. However, we recognise this can only be applied of a condition of sanction.

Flood Risk

There is a long history of flooding to properties at the lower end of Town Lane and in Water House Green. Perhaps the most significant recent event was Boxing Day 2015 when a number of homes had to be evacuated. Previous objections have included evidence that Flood Warnings (from United Utilities) are increasing and volunteer residents have formed a Flood Action Group with equipment e.g. pumps, wheelbarrows

Chair

Date.....

and sandbags supplied and stored in a unit courtesy of Chorley BC and Whittle Le Woods Parish Council.

Flooding occurs when the River Lostock cannot cope and we remain sceptical that the balancing ponds/storm drains proposed by Redrow will replace the natural land soak away afforded by hundreds of acres of undeveloped land.

At the time of the first Application, we obtained an Independent, Professional & Specialist flood risk review. This formed part of our objection and is attached to Application 20/01347 already with Chorley BC. The application has not provided details of up-to-date actual plans and we are therefore disappointed that will not be available for public scrutiny before a decision is reached.

Conclusion.

Typically, this Developer has submitted the Application in the run up to Christmas and we have found the timescale for response as a Statutory Consultee to be tight.

We politely request Chorley BC and the Planning Councillors to consider all the previous evidence/ Objections on record and REFUSE this Application to the undoubted benefit Whittle Le Woods residents and future generations.

Whittle Le Woods Parish Council.

Addendum

Chorley BC will be aware that in the last ten years Whittle Le Woods has absorbed a large number of new houses i.e. three new estates, so far, and has thereby contributed significantly towards Council’s objectives in this regard. In return the village has received little benefit from the 106 monies. The only benefit the village will receive from this application is £100k to temporarily increase the bus service for a period of 5 years. This is unjust and has not gone unnoticed locally.

In the unfortunate event the Planning Committee find they are obliged to approve Application 23/00981/OUTMAJ we request a number of CONDITIONS are formally attached at that stage.

- 1) That there is a provision of an On-site Multi play outdoor area / equipment for older children that includes a basketball/netball and football facility.
- 2) The additional of several benches around the development, especially on the footpaths / zigzag path.
- 3) That the proposed re-positioning of the bus stops on Waterhouse Green goes to public consultation. Their current position is in an open area with a bench, next to the village book swap and notice board. The proposed re-site is on a hill, is not overlooked, and under overgrown trees and vegetation.

Chair

Date.....