

**The minutes of the neighbourhood council meeting held on Wednesday 19th June 2024**

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

Present: Cllr Darby (chair), Cllr Ellison, (vice-chair), Cllr Mylroie, Cllr Ward, Cllr Bolton, Cllr Rutter and Cllr Rowland.

Clerk – Gill Mason.

Three members of the public.

**Open forum**

Golf View housing association needs contacting as the fences are falling down.

The path near Mason House Crescent has an overgrown hedge and it needs cutting back.

Places for People have removed fly tipping at Tag Croft.

Is it possible for two older child swings to be installed at Tanterton Playpark.

**64/24 To receive apologies.**

Cllr Jewell, Cllr Potter.

**65/24 To consider and appoint an applicant for co-option.**

Applicants withdrew.

**66/24 To receive declarations of interest.**

Cllr Bolton declared an interest in the payment to the Cottam Lane Gate electrics as a resident.

Cllr Rutter and Cllr Ward declared an interest in planning applications and matters as members of the Preston City Council Planning Committee.

Cllr Darby and Cllr Rutter declared an interest in the grant application for the Friends of Ingol Library as trustees.

**67/24 To consider planning applications, reports and matters.**

**Application number: 06/2024/0468**

Application type: Full application

Address: 22, Redcar Avenue, Preston, PR2 3YY

Description: Single storey rear extension, dormer extension to side and the reposition of existing garage following demolition of porch and conservatory.

**The neighbourhood council has no observations.**

**Application number: 06/2024/0527**

Application type: Full application

Address: 70, Greenfield Way, Preston, PR2 3GG

Description: Erection of new boundary fence to front and side elevation and the installation of front entrance gates,

**The neighbourhood council object to the application with the following observations**:

This residence in adjacent to a paved path leading from PROW FP0602064 which runs North/South from Tanterton Hall Road to the junction of Oaktree Avenue/Lower Greenfield, to the junction of Higher Greenfield.

The boundary fence and gate proposed is solid wood at 1.8m high running beside the path and where the palm trees are on the opposite side of the drive right up to the edge of the pavement.

Installing 1.8m high fence and inwardly opening gates, would lead to reduced visibility of emerging vehicles from the applicants property with a potential for accidents between pedestrians and vehicles, especially with the increase in quieter EV’s.

Installing 1.8m high fence and gates, would reduce the planned and developed open aspect of not only this cul-de-sac but the whole of the estate. The Neighbourhood Council recommends an alternative 1m high fence and gate to segregate the applicant’s premises from the adjacent path and their neighbours property.

**Application number: 06/2024/0538**

Application type: Lawful use certificate

Address: 19, Dukes Meadow, Preston, PR2 7AR

Description: Certificate of Lawfulness for proposed use of property as a care home (Class C2) for up to 3no. children

**The neighbourhood council object to the application with the following observations**:

Concerns of accuracy requesting rejection of the application due to Material Change.

Unlike planning permission applications, there is no formal consultation process for a certificate of lawfulness. This means that the Neighbourhood Council are not called as Consultees in the process of these types of applications. However, we can still raise concerns and ask for rejection if we believe the development is not lawful.

This would be because of lack of information and the use of inaccurate/false information from the applicant.

The Town and Country Planning Order 2005 (amended further in 2010) distinguishes a range of uses of buildings and specifically permits changes of use from one use to another within individual classes.

Depending on the circumstances of each case, a children’s home will fall into either a C2 or C3 use classification. This application is for a change in use from C3 to C2.

Use Class C2 (Residential Institutions) of the above Order reads as follows:

· Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)).

· Use as a hospital or nursing home.

· Use as a residential school, college or training centre.

Use Class C3 (Dwelling houses) reads as follows: Use as a dwelling house (whether or not as a sole or main residence) by;

(a) a single person or by people to be regarded as forming a single household;

(b) not more than six residents living together as a single household where care is

provided for residents; or

(c) not more than six residents living together as a single household where no care is

provided to residents (other than a use within Class C4).

A material change of use from class C3 to C2 amounts to development requiring planning permission, unless a Certificate of Lawfulness is approved which would negate the need for planning permission.

The key issues for granting a Certificate of Lawfulness relates to the impact on the amenity of nearby occupiers. The relevant factors include the movements to and from the premises associated with such a use, shift patterns (9:30am to 9:30pm), the need for visitors on a regular basis (including emergency services). Changes to the structure and appearance of the premises.

The internal fitting out of the premises with fire alarms, lockable doors etc would be factors suggesting that a material change of use may have taken place.

The issue of whether or not a material change of use has occurred will ultimately be a matter of fact in this case.

The key issues however are.

· staff working shift patterns,

· material change in the appearance and structure of the premises.

This application is missing key information, the results of the assessment by an Independent Care Consultant, or are we to take the word of the applicant?

The applicant quotes that staff will be on a rota system of 12-hour days from 9:30am to 9:30pm. As this property is located on a bend and at the junction of the first cul-de-sac and the main road into the remainder of the estate, parking of staff vehicles resulting from the changeover would fall into the impact on the amenity of nearby occupiers as off-road parking in the vicinity is very limited when following the Highways Laws.

The applicant claims there is provision for 4no off street car parking spaces to the front of the dwelling.

The frontage of the property is block paved, but only has a dropped kerb of 3 stones long. Kerb stones are 3ft (or 914mm) long resulting in a 9ft long opening into the middle of the block paving which was to access the built-in garage.

Two of the vehicles would have to be parked on the current garden rockery or the applicant would have to change the appearance of the property, which would be a material change in the appearance or character of the dwelling.

This application first claimed that the property is a 5-bedroomed detached dwelling, then changed it to 3 bedrooms before finally settling on 4 bedrooms.

This property in the 06/2016/0834 application for a Certificate of Lawfulness for proposed garage conversion, which was not carried out, has the proposed fourth bedroom where the dining room is/was sited. Would using a dining room as an extra bedroom be considered a Material Change, with the necessary introduction of privatising locks etc?

There is also a distinct lack of information into how the operators will separate off the bathroom facilities from the 3 children and those for the staff and visitors. Where is the private area for staff/child reviews etc? which are key sections of the Care Homes for Children and Young People - The Design Guide by the Care Inspectorate.

If the applicant cannot supply the assessment by the Independent Care Consultant and can make such glaring errors in their application, then this application should be rejected as an incomplete application.

Therefore, the information provided by the applicant fails to satisfy the Ingol & Tanterton Neighbourhood Council that the new use described in the application would be lawful, in that the new use would not fall within use class C3; and ‘it would make a material change of use of the application site, thereby comprising development requiring the planning permission of the council’.

**06/2024/0602**

Application type: EI Screening Opinion

Address: Former, Ingol Golf and Squash Club, Tanterton Hall Road, Preston, PR2 7BY

Description: Request for a screening opinion Pursuant to Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 for proposed development for erection of 164no. dwellings with associated works including landscaping and access

**The neighbourhood council has no observations.**

**68/24 Finance.**

**Expenditure**

|  |  |  |  |
| --- | --- | --- | --- |
| BACS | MB Landscaping | Lengthsman’s basic plus extra hours(11) | £822.00 |
| BACS | Gill Mason – clerk | Monthly expenses | £33.24 |
| BACS | British Gas | Cottam Gate electrics | £71.96 |
| BACS | EasyWebsites | Domain and hosting | £30.36 |
| BACS | A Collinson | Internal auditor | £150.00 |

**Income**

|  |  |  |  |
| --- | --- | --- | --- |
| BACS | HMRC | VAT reclaim | £1151.85 |
| BACS | LCC PROW | Footpath and Biodiversity grant | £800.00 |

It was resolved that the payments be made.

Proposed by Cllr Ellison.

Seconded by Cllr Darby.

**69/24 To consider the lengthsman’s update and schedule of works.**

Pool House Lane grass has been strimmed and the entrances made wider so the path is visible.

There are only 8 barrels left to be filled with the plants bought from Integrate at a cost of £200.

It was resolved that the lengthsman cuts back the hedges on the path near Mason House Crescent to the football field.

Proposed by Cllr Ellison.

Seconded by Cllr Rutter.

**70/24 To consider the green spaces agreement with Preston City Council and review the schedule.**

No update.

**71/24 To consider and resolve the proposals from the finance committee.**

It was resolved that the neighbourhood council approve the purchase of a clerk’s laptop and Microsoft office package with a budget of £320.00.

Proposed by Cllr Ellison.

Seconded by Cllr Darby.

It was resolved that the purchase and installation of a gate at a cost of £647 plus vat / £280 installation to stop motorcycles accessing the lane be approved after Highways permission has been sought.

Proposed by Cllr Ward.

Seconded by Cllr Ellison.

(One abstention)

It was resolved that a grant of £356.64 be awarded to the Friends of Ingol Library.

Proposed by Cllr Darby

Seconded by Cllr Ellison.

**72/24 To consider the speeding issues on Tanterton Hall Road and the siting of the SpiD.**

The SpID can be sited on the three existing plates by the lengthsman. The clerk will look into costs of a solar panel SpID.

**73/24 Reports and correspondence.**

Update from the police on the anti social motorcycle gang in the community – Pact representatives will meet with the Inspector to raise the ongoing issues.

**74/24 Date and time of meetings.**

Area Enhancement Committee Wednesday 17th July 2024 at 6pm.

Wednesday 17th July 2024 at 7pm.

Wednesday 18th September 2024 at 7pm.

Wednesday 16th October 2024 at 7pm.

Wednesday 20th November 2024 at 7pm.

Wednesday 18th December 2024 at 7pm.

The meeting closed at 8.15pm.

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