

**The minutes of the neighbourhood council meeting held on Wednesday 21st February 2024**

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

Present: Cllr Darby (chair), Cllr Mylroie, Cllr Potter, Cllr Rutter, Cllr Ward, Cllr Bolton, Cllr Rowland, Cllr Jewell.

Clerk – Gill Mason.

5 members of the public.

**Open forum**

**13/24 To receive apologies.**

Cllr Ellison, Cllr Ferneyhough.

**14/24 To approve the minutes of the meeting held on Wednesday 31st January 2024.**

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

Proposed by Cllr Bolton.

Seconded by Cllr Potter.

**15/24 To receive declarations of interest.**

Cllr Potter declared an interest in any matter regarding planning as a PCC substitute planning committee member and an interest in any item regarding Intact as a Trustee.

Cllr Bolton declared an interest in any item regarding the Cottam Lane Gate.

Cllr Rutter declared an interest in any matter regarding planning as a PCC planning committee member.

Cllr Mylroie attended the meeting 7.07pm.

**16/24 To consider planning applications and matters.**

**Application number: 06/2024/0093**

Application type: Full application

Address: 67, Greenfield Way, Preston, PR2 3GG

Description: Change of use of dwelling and outbuildings (Class C3) to 8no. bedroom house in multiple occupation (Sui Generis) including single storey side extension to existing outbuilding.

The location of this property is at the end of a small cul-de-sac with off street parking for one vehicle.

The application is for the main property – semi-detached two-story house to be split into 3 bedrooms, one on the ground floor at the front of the property and two on the upper floor.

The remaining 5 bedrooms will be in an extended garden property made up of flat roof and pitched roof styles. Observed from the street.

This application fails to satisfy Policy HS7 – Houses in Multiple Occupation in that it does not comply with. para c, the proposal would not lead to an unacceptable over-concentration use of the property,

para e, the site can accommodate the necessary parking and manoeuvring areas in a way which preserves residential amenity and the quality of the street scene.

Further the application fails to satisfy Policy ST2 of the Preston Local plan that appropriate provision is made for vehicular access, off-street servicing and that appropriate measures are included for road safety and to facilitate access on foot and by bicycle. Also the floor plan is incorrect in that the bin storage area is NOT within the boundary of the applications premises.

Proposed by Cllr Jewell.

Seconded by Cllr Ward.

(2 abstentions)

**Application number: 06/2024/0077**

Application type: Permission in Principle

Address: 280, Tag Lane, Preston, PR2 3UY

Description: Permission in principle for up to 6no. dwellings.

Currently the land is heavily wooded with access from the driveway of 280 Tag Lane.

The applicant has failed to demonstrate that a safe and suitable access for all users can be achieved as required to satisfy NPPF.

Further the application fails to satisfy Policy ST2 of the Preston Local plan that appropriate provision is made for vehicular access, off-street servicing and that appropriate measures are included for road safety and to facilitate access on foot and by bicycle.

This application also fails to satisfy Policy AD 1 (a) of the Preston Local Plan – Development within (or in close proximity to) the Existing Residential Area will be permitted provided that it meets with criteria listed below;

a, the design and scale of development is sensitive to, and in keeping with, the character and appearance of the area;

d, the proposal would not lead to an over intensification of the use of the site.

This proposal in principle falls outside of the descriptions in the criteria of Policy AD 1.

Proposed by Cllr Jewell.

Seconded by Cllr Ward.

(3 abstentions)

**17/24 Finance.**

**Expenditure**

|  |  |  |  |
| --- | --- | --- | --- |
| BACS | MB Landscaping | Lengthsman’s basic and extra hours | £624.00 |
| BACS | Gill Mason – clerk | Monthly expenses | £23.24 |
| BACS | British Gas | Cottam Gate electric | £36.68 |
| BACS | Tanterton Village Centre | Grant | £6250.00 |
| BACS | BG Fencing | Grit sand and materials | £26.20 |
| BACS | British Gas | Cottam Gate Electrics | £37.21 |

It was resolved that the payments be made.

Proposed by Cllr Ward.

Seconded by Cllr Potter.

(one abstention)

**18/24 To consider the lengthsman’s update and schedule of works.**

No update.

**19/24 To consider the update on the new website.**

The clerk is continuing to work with the developers to complete the website transfer.

**20/24 To consider the green spaces agreement with Preston City Council, review the schedule.**

The clerk and Cllr Rutter have liaised with Preston City Council and are waiting for a meeting with Mark Taylor from Environment to discuss the schedule.

**21/24 To consider the update on the Ingol Dip area and playpark project and asset acquisition/land transfer to the neighbourhood council.**

The meeting was suspended to allow the public to speak 7.54-7.57pm.

It was resolved that the neighbourhood council agree to pursue the proposal of the lease / sale of the whole of the Ingol Dip to develop it as a community asset. Cllr Darby will become a member of the Area Enhancement Committee.

Proposed by Cllr Potter.

Seconded by Cllr Rutter.

**22/24 To consider the application for the Tidy Towns competition.**

It was resolved that the neighbourhood council apply with one application for the Ingol and Tanterton area at a cost of £25.00. If the competition requires an application for each ward the council resolve to pay the fee of £50.00.

Proposed by Cllr Darby.

Seconded by Cllr Bolton.

**23/24 Reports and correspondence.**

Next PACT meeting – 6th March at 6.30pm.

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

Wednesday 20th March 2024

Wednesday 17th April 2024

Wednesday 22nd May 2024

Wednesday 19th June 2024

Wednesday 17th July 2024

Wednesday 18th September 2024

Wednesday 16th October 2024

Wednesday 20th November 2024

Wednesday 18th December 2024

The meeting closed at 8.42pm.

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