

STALMINE-WITH-STAYNALL PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Monday 29 November 2021 at 12 at noon the Village Hall, Stalmine

Present: Cllrs T Williams (Chairman), A Morton, D Booth, S Pelham, J Wilson

In attendance: Alison May, clerk.

100(1) Apologies for absence

Cllr F Cardwell,

102(2) Declaration of interests and dispensations

None.

103(3) Minutes of the last meeting

One member of the public was present who indicated they did not wish to speak, therefore councillors **resolved** to move to agenda item.

104(4) Planning

Application Number: 20/00773/FULMAJ

Proposal: Erection of 74 dwellings, with associated car parking, landscaping and all other associated works

Location: Land East of Carr End Lane Stalmine-With-Staynall Lancashire

Resolved: unanimous objection. The revised application is for 74 dwellings at a density of 27 per/ha. (11.31 per acre). Application 16/00363 was refused at a density of 25.42 per/ha on the grounds of over intensification. Based on the same scale, this means that this application should not exceed a total of 68 dwellings. Therefore, the same grounds for refusal apply, including density as well as mass and scale. Having refused at a lesser density this application should also be refused. All other comments in the earlier objection still apply.

Should planning be of a mind to accept the application then the council would like to see the s106 agreement remain for the pedestrian crossing.

Application Number: 21/01199/FULMAJ

Proposal: Retrospective application for change of use of land from amenity woodland and open grassland to camping areas within an amenity woodland together with associated car parking, wooden lodge (caravan) and decking area for use as holiday accommodation unit, glamping pod, shower unit/toilet and holding tank for foul and waste water

Location: Bowses Hill Farm Neds Lane Stalmine-With-Staynall Poulton-Le-Fylde Lancashire

Resolved: unanimous objection. The proposal is for significant visitor numbers, Policies EP9a and EP9c are not satisfied. The potential visitor numbers are such that Policy CDMP6 in its various sections as detailed above is not satisfied. The Inspector's grounds for dismissing the appeal in relation to highway safety on a previous application are still

fully relevant, the subject Application will generate trips significantly in excess of that considered in the appeal. Similar application at Kiln Lane Hambleton was dismissed in 2020. The marketing photographs and the text indicate proactive activity to maximise occupancy levels with no restriction on visitors' activities and car trips.

Application Number: 21/01225/FUL

Proposal: Erection of a private stable building

Location: Land North of New Road Stalmine-With-Staynall FY6 9DT

Resolved: The council objects to this application in its current format on the grounds that it could have a detrimental impact on the environment. The splitting of the field, designed to promote rotational grazing, would have an adverse impact on pink footed geese which require long sight-lines. The proposed positioning of the stables is also believed to be too close to the existing ponds.

Councillors would like to see a full ecological appraisal, which takes into account the impact on the wider environment of parcelling the land into smaller paddocks, prior to any permission being granted.

105(5) Date and time of next meeting

Councillors were asked to raise matters to be included on the agenda for the next meeting of the Parish Council either at the meeting or by notifying the clerk at least 10 days prior to the next meeting (**Friday 3 December at the latest**), with a summary of the reason for raising the matter.

The next meeting of the Parish Council will be on **Tuesday 14 December 2021** at 7.00pm.

There being no other business the chairman closed the meeting at 1.30pm.