

ULNES WALTON PARISH COUNCIL
AGENDA FOR A SPECIAL PLANNING MEETING
MONDAY 29 NOVEMBER 2004 AT 7.30 PM
AT THE OLD SCHOOL

1. Proposed construction of affordable housing on Glover Close – see papers enclosed
2. Substantial modifications to Gradwells to return it to living accommodation.
3. Erection of conservatory at Pear Trees Barn
4. Planning Enforcement – see letter from Chorley Borough Council

Signed Date.....



ULNES WALTON PARISH COUNCIL

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22 November 2004

Dear Member

PLANNING MEETING

Please find enclosed the papers for a special meeting of the Parish Council which has been convened for Monday 29 November 2004 at 7.30 pm at the Old School, to discuss a number of planning issues that require comment by the 2 December 2004. I hope it will be convenient for you to attend.

PLEASE CAN YOU LET ME KNOW IF YOU ARE UNABLE TO ATTEND AS SOON AS POSSIBLE SO AS TO ENSURE THERE IS A QUORUM

Thank you

Yours faithfully

Lynne Rowett (Mrs)
Clerk to the Council

**ULNES WALTON PARISH COUNCIL
MINUTES OF A SPECIAL MEETING TO DISCUSS
PLANNING APPLICATIONS
29 NOVEMBER 2004**

In Attendance –

Cllr D Ormerod, Cllr Mrs D Todd, Cllr D Williams and Cllr Mrs E Doran

Also Present -

Mrs L Rowett – Clerk

1. Apologies

Apologies were received from Cllr J Ascroft

There were three members of the public present and the meeting was adjourned at this point to allow them to speak about the proposed development on Glover Close.

Normal business resumed.

2. Proposed Construction Of Affordable Housing On Glover Close

In relation to the submission to the Housing Department it was agreed that the following points should be made –

The Parish Council has no objection in principle to the construction of such housing in the parish, the Parish Plan it is acknowledged that there is a need for such developments but it was felt that the allocation of the properties should be restricted to prospective residents already in the immediate area rather than a general selection from the housing list.

Further it is felt imperative that it must be made clear that there is a complete lack of amenities on the estate and access to transport is essential.

Regarding the planning application comment to be made as follows –

- Density

It is felt that this represents an overdevelopment on such a small site and there is a need to reconsider the position and number of house proposed in order to protect the amenity of the existing properties.

- Parking and Road Safety

Whist the plan includes proposed parking bays, this actually represents a reduction in the number of places available, residents already experience difficulty in parking the development will only increase the problem.

Glover Close is also the main entrance route to Wymott Park the increase in vehicles around this area will present a road safety hazard especially for children. The area is also used for parking by visitors to the park.

- Crime Prevention

The proposals will mean that two narrow alley ways are created, it is questioned whether the layout takes account of the implications for crime prevention.

- Flooding

The area around Cutt Close and Glover Close have a history of flooding caused by the drains overflowing, it is questioned what the intentions are regarding the enhancement of the drainage system.

3. Substantial Modifications to Gradwells to Return It to Living Accommodation.

There is no objection to the property being returned to residential usage, however it is felt that the exterior should be kept within the original design of the listed building and appropriate material be used especially for the windows and doors to retain the character.

Further concern is expressed that the interior should also retain its original design and features, the plans appear to include substantial internal alterations which it is felt will be detrimental to the preservation of the building.

4. Erection of Conservatory at Pear Trees Barn

There were no objections.

5. Planning Enforcement – letter from Chorley Borough Council

The Borough had requested that priorities were decided from the list and this was agreed. It was further agreed that a meeting be requested with the Borough to discuss the issue of advertising and the possibility of designating Ulnes Walton as a special area

Signed Date.....