



Minutes of the Parish Council meeting held Thursday 8th June 2023 at the Pendle Room, St Nicholas Church at 7.15pm

Members Present

| | |
|-----------------|------------------------|
| Chairman | Councillor K Buckley |
| | Councillor S Clarke |
| | Councillor I Jackson, |
| | Councillor James Smith |
| | Councillor K Galea |
| | |

Also present 23 Members of the Public

1. Apologies for Absence –Borough Councillor R Newmark

The parish council is still seeking to co-opt a further 4 members

2. Declarations of Members Interest of items on the Agenda –

Clr K Buckley declared an interest in item 7- Update on Licensing Application –The White Hart

3. Public Participation –

Several concerns about the Licensing application for The White Hart- noise, sale of Alcohol , music, intrusion in residential area, the original planning consent was for dining shed only and it was stated in planning consent conditions yet the variation to the Licence seems to disregard this condition.

An events notice already granted to The White Hart allows playing of music on a limited number of occasions but background music is not a licensable activity.

Concerns that the Pendle Witch are playing loud music late -Clr I Jackson will discuss with the landlord.

4. Minutes of meeting held 2nd & 18th May 2023

Resolved Approved and signed

5. Accounts for payment

Approved as per schedule and balances reviewed

6. Application 3/2023/0275 – 32 Gardeners Row

Demolition of existing outbuilding and construction of single storey wc/utility rear extension.

RESOLVED No Objections

Application 3/2023/0323 at land off Pendle Street East

Residential development of land for 14 houses, 2 bungalows and a new access road.

(Resubmission of 3/2013/0440 and 3/2017/0351)

Members of the public attended the meeting to discuss this application and express their concerns and point out various anomalies within the application. All points raised by the public are reflected within the decision and will be submitted to RVBC.

RESOLVED

Sabden parish council **OBJECT** to this application for various reasons as listed and will point out to RVBC several anomalies within the application which are also listed.



OBJECTIONS

Access

Access to the site is off Pendle Street East a road which leads to Pendleside Close which is a Cul-de-Sac. There is only one way in & one way out for residents of Pendleside Close & Pendle St East & to form an access to this proposed development from an already well used & congested road will only exacerbate the situation. The access to the proposed development is opposite the Bowling Green entrance which is regularly congested when Bowling matches are taking place & at a point on Pendle Street where the road has narrowed.

Highway Safety

The proposed development will generate more traffic & increase volumes travelling along Pendle St East & Watt Street all of which needs to emerge onto Whalley Road. As previously mentioned, Pendle Street East continues to Pendleside Close which is a Cul-de-sac & these residents have one way in & one way out. Further properties (potentially 16) will generate more vehicles & more journeys travelling along a road already busy with traffic & congested with parked cars which regularly park up to the junction of Pendle St East & Watt Street.

Add to this the traffic from Watt Street where St Mary's RC School is located, including the all that generated by the business centre and units at the former Union Mill, along with all the traffic from the 49 properties at the former Cobden Mill and a further 49 properties at the former Victoria Mill, all these vehicles have only one route in & out & all via the junction of Watt Street & Whalley Road. The roads in this area have already been stretched to capacity. Sabden Football Club is Off Pendleside Close & Sabden Crown Green Bowling Club is on Pendle Street East, on match days there are many more vehicles in the vicinity, which all add to further congestion.

Watt Street Bridge which has recently been repaired and must have suffered negatively from heavy vehicles accessing the bridge during the building of both the Cobden and Skipton developments at Victoria Mill and would be again if heavy vehicles were to regularly use the bridge throughout a lengthy building phase.

Public Transport

Sabden has a very limited bus service and no other public transport links. There are no cycle paths nor footpaths linking Sabden to Whalley or Clitheroe where there are public transport choices. Therefore, most journeys will be by private vehicles and this development will further impact on the number of vehicle journeys to and from the village.

Parking

The proposal will inevitably have an impact on parking within the area.

The proposal allows for 2 parking spaces per property, the proposals for the site do not consider visitor car parking nor extra vehicles per household – it is not uncommon for 3 bed homes to have 3 vehicles!

Currently up to 6 vehicles can park on the unadopted road which if the proposals are granted will be the development access road, therefore at least 2 of these spaces will be lost. Vehicles will no doubt be parked along Pendle Street, up to the splay of the access road and up to the junction with Watt Street (already happening) and affect site lines and safety.



Land Drainage

Land drainage would be an issue if the proposals are approved. At present in heavy downpours the land cannot cope with the increased water & it overflows onto Pendle St East with potential flooding. The land to the rear of the proposed site naturally drains to this area where it soaks away. If the proposal is approved the natural drainage of the land will be removed.

Environment

AONB & on the edge of a conservation area

The proposed development is in an AONB and as such it is considered that the development would be visually intrusive & detrimental to the landscape quality of the area. It is also on the edge of a conservation area; planning policy states that development should be sympathetic to conservation areas & shouldn't detract from the views into or out of the area.

In the September 2022 high court case it was deemed the RVBC application of local planning policy/core strategy was correct and development in the countryside will only be justified when there is a local need.

The parish council believe there is NOT a local need and question if there is currently a proven housing need!

Light Pollution

Darkness at night is one of the things that defines the countryside and makes it so different from towns and cities. Many birds and animals are affected by stray light intruding into their night world (e.g., confusing their natural patterns, deterring them from established foraging areas, and affecting their breeding cycles (causing premature breeding).

The lights from the houses plus street lighting could well eliminate insects over a large area. As the insect population declines, this will influence the predators higher up in the food chain which feed on them. This would include many birds, lizards and frogs and small mammals (including bats). These effects would be above and beyond those already caused by loss of habitat through urbanisation. The proposals seek to build close to a conservation area. The Detrimental effect of light pollution penetrates deep into the heart of our rural landscape.

Infrastructure

Sabden is a village with an infrastructure that can barely cope with existing needs, e.g., sewers. Telephone/broadband/ GP's, highway safety. The village has 2 primary schools – St Marys' RC school and Sabden Primary School- these are at capacity and families living within the parish are struggling to obtain places for their children, more properties will further exacerbate the problem and have a detrimental impact.

Employment

There is now very little employment within the village of Sabden, consequently residents are required to commute to work which increases the number of vehicle journeys in & out of the village, which also impacts on Highway Safety & adds to the volume of traffic daily.

Greenfield Site

The area of the proposal is a Greenfield site & there are Brown field areas within the village which are suitable for development.

Cumulative Effect



Sabden has had several large-scale developments equating to over 300 dwellings since the early 1960's. These figures represent an addition of over 60% of new housing in the village during this period. In addition, further smaller developments have taken place such as affordable housing units and individual builds.

Anomalies within the Application

Assessment of Flood Risk

The applicant has answered 'No' to the question 'Is your proposal within 20metres of a watercourse'.

The parish council believe this is incorrect as there is a stream running down from the old reservoir and along the northern boundary of the site into a culvert. LCC has previously confirmed this is an 'Ordinary Watercourse'.

Disposal of Surface Water

The applicant has stated surface water will be drained into the main sewer; the parish council query this statement. There is conflict!

The SUDS Drainage Strategy provided by the applicant states the ground is 'unsuitable for the application of soakaways' They conclude that 'surface water should be directed to the 525mm diameter public surface water sewer to the northwest of the site'.

Correspondence from United Utilities relating to the previous proposals for this site clearly states 'For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewage systems.

Waste Storage/Collection

The application states a bin store will be provided. The plans do not show a bin store. Clarity required- of location and confirmation that a store will be provided.

Proposed Access Road

The plans show a pavement running alongside No 27 Pendle St East the parish council query accuracy of the plans and ownership of the wall, fence, and rear yard.

It is our understanding that the owner at No27 has not consented to the removal of the wall, fence/rear yard area and this area is in the ownership of No27 and not the developer.

This raises the question of ownership of land for the proposed access road.

Finally, Sabden Parish Council does not believe the application meets any of the requirements of Policy DMG1, DMG2 or DMG3.

It also believes the Housing need for Sabden has been met and this application will have no benefit and only detrimental effect to Sabden.

Sabden Parish Council will urge RVBC to consider all the points of objection alongside anomalies within the proposal and reject the application.

Update on Licensing Application by The White Hart

Chairman Clr K Buckley explained the date for submission of representations has passed and advised that the parish council initially objected to the variation for 'the Prevention of public Nuisance' and asked RVBC to consider limiting times of use. RVBC came back to the council and advised they had negotiated with the applicant's solicitor and would be imposing a restriction on



hours of use.

In view of this the parish council withdrew its representation.

The councillors empathised with residents as there does seem to be a contradiction of the premises licence in terms of planning consent stating the structure was a 'dining shed only' yet an application to vary the premises licence doesn't seem to take this into consideration.

The parish council will contact RVBC to discuss the contradictions/lack of joined up thinking between Licensing and planning.

7. Holme Play Area & Carpark

Play equipment will be painted soon by a couple of volunteers.

Bags have been dumped on the floor at the base of the Clothes bank. Now cleared.

Clr S Clarke will write an article for facebook to remind everyone not to place items on the ground and so long as they are booked in commercial vehicles are allowed to use the tip.

8. Highway Safety Updates

Improvement works will be taking place on both cattle grids on Pendle in due course. In the interim temporary measures including traffic lights are in place.

Padiham Road will benefit from temporary signage 'Watch your Speed' later in the summer. The parish council is disappointed this was not communicated to it and it read it on Facebook.

9. Parish Council Liaison 22nd June

Clrs S Clarke & C Eaves will attend

10. FOR INFORMATION ONLY

Playground Report

No Change

Chairmans report

Clr K Buckley reported

Richard Cobden plaque still chasing

11. Date & Time of next meeting

Thursday 6th July 2023, at the Pendle Room, St Nicholas Church 7pm.