



MAWDESLEY PARISH COUNCIL

Minutes of the Meeting of an Extra Ordinary meeting held on Tuesday 4th October 2022, 7.30pm at Mawdesley Village Hall

Participants: Cllr M Worthington (Chair), Cllr G Worthington, Cllr L Causer (Vice Chair), Cllr G Green, Cllr J Hogg, Trish Grimshaw (Clerk/RFO), Cllr S Boardman and 42 members of the public

Apologies: Cllr M Henty

1. Declarations of Interest and Dispensations - none
2. To receive declarations of interest from Councillor's on items on the agenda – Cllr J Hogg, as a resident in the Jones development.
3. To receive written requests for dispensations for disclosable pecuniary interests (if any) - none
4. To grant any requests for dispensation as appropriate - none
5. Public Participation: To adjourn the meeting for a period of public participation. Any member of the public may speak in relation to the planning application 22/00941/FULMAJ to help the Parish Council in its discussion and response to the item.

Reference: 22/00941/FULMAJ

Proposal: Erection of 58 no. dwellings (including 35% affordable) with associated access, landscaping, parking, demolition, and other works

Location: Land North of Gorsey Lane Mawdesley

42 residents attended the public consultation at which the planning application was discussed. There were numerous concerns raised in respect of the proposed development. The main issues the public raised were:

- **Flood Risk.** Residents of New Street - Several houses have already flooded, do the builders' have a contingency for this? The gradient of the land slopes to the brook. In 2020 New Street flooded due to excess surface water from the first development.
- **Traffic.** Concerns re Increase in traffic; 100 plus cars; speeding; yet no additional traffic calming measures
- **Parking.** No additional village parking
- Expansion of Cedar farm has resulted in an increase of traffic, poor visibility near the church and narrowing of the road a hazard
- Back Lane – a country lane with 60mph has blind bends and is used as a rat run – this will worsen
- No pavement from New Street to Gorsey Lane
- Infrastructure unable to support additional housing; sewerage, drainage systems; schools; one small shop; GP services, dentist.
- **Environmental Impact.** Footpath 26 crosses the site so is diverted into the estate, cuts through woodland with TPO's. TPO's butt up to proposed gardens.
- Pond – proposals reduce the size of the pond, vegetation will be lost
- There are badgers on the site – the building inspector states there are none. Bats are also in the area. What happens to all the wildlife, birds etc.
- Resident of Tarnbeck - height of the properties will take light off existing gardens; flooding already an issue; only one entry and exit point; elevation of new properties which will look down on existing homes.
- Pumping station – there are existing issues with this in the first development, how will this be affected by an increase in housing?

- Noise pollution whilst building work is being undertaken
- Light pollution due to additional streetlights and security lights
- No play area on the new estate
- **Transport.** Limited public transport
- Affordable housing – is it affordable?
- **Housing need.** Does this development meet the needs of local people – ageing population – no bungalows; young people trying to get on the housing ladder.
- **Schools.** Impact on schools, capacity?

6. To discuss and decide a response to Planning application **22/00941/FULMAJ**

Following discussion, the Parish Councillors unanimously voted to strongly object to the planning application, details of which will be submitted to Chorley Council via the planning portal. Cllr J Hogg did not participate in the voting as detailed in item 2.

There being no further business the meeting closed at 21.30 hours

Signed ... M Worthington

Cllr M Worthington, Chair

Dated18/10/22.....

Clerk/RFO: Trish Grimshaw, E mail: clerk@mawdesleyparishcouncil.org.uk