

Lowton East Neighbourhood Development Forum (LENDF)
Minutes to the Meeting held on Monday 14th March 2016 at Lowton Social Club.

<http://www.lendf.co.uk>

Present:

- Chairman – Ed Thwaite (Ed T), Secretary – Irene Thomson (IT)
- Cllr Ed Houlton
- Cllr Kath Houlton
- Cllr James Grundy

No. of Attendees = 62

1. **Minutes from last meeting** – Not read at meeting but copies had been sent out by email, posted onto Facebook, and paper copies were available. LENDF Bank Statement on display during the meeting.

2. **LENDF meeting with Director of Economy & Regeneration**

Karl Battersby is the new Director of Economy & Regeneration at Wigan Council and began the role in October 2015. [Click Here](#) for more details.

Chairman of LENDF (Ed Thwaite) and Councillor James Grundy had meeting with Karl Battersby which lasted nearly 2 hours and many issues were discussed. Hopefully this initial meeting will have set in place the beginnings of a good relationship with him, and was a good opportunity to relay the concerns of Lowton residents regarding some of those issues.

3. **Lancs Aero Club – Application**

A number of organisations have now submitted comments/objections to the proposed increase in flights from this grass-strip airfield. Cllr Grundy reported that the application is due to be 'heard' by the Planning Committee session in June. The worry is that if it is granted then the next step for the Aero Club will be to submit an application for a hangar, refuelling point, and a clubhouse!! The Club have openly admitted that this is their desire for the progress of the club – it is not the desire of the local community though.

4. **Persimmon Homes – South of Poplars Estate**

Even though an 'Outline Planning Permission' has been granted there is still a desire by LENDF that the access to this new estate should be via Atherleigh Way. The Council do have further land in this area that is 'allocated' for development (housing and small industrial units) and an access of this type would be beneficial to both. Persimmon though have not yet acquired the land necessary for this access to be provided.

5. **Wainhomes – Stonecross/Church Lane Housing Development**

The recent amendments to the original permission have included a reduction of the number of houses from 400 to 362, and also the 'flats' have been relocated so that they do not overlook existing bungalow residents.

6. **Bellway Homes – Pocket Nook Lane/Crompton Way Housing Development**

A full planning application has been submitted for 119 houses and local residents have extreme concerns over various points of the development. The proposed layout shows that it could have the ability to be used as a 'rat-run' for drivers trying to avoid congestion

on Newton Road. The number of houses proposed will take the Lowton area over its allocation which was agreed with the Government Inspector back in 2013 at the Public Inquiry.

Comments on this proposal must be submitted to the Council using the Ref A/16/82102/MAJ and be sent via email to planningrepresentations@wigan.gov.uk To help local residents to make their voice heard LENDF has proposed the formation of a sub-committee to formulate a proforma letter and begin the distribution task. At tonight's meeting there were residents present from Crompton Way/Pocket Nook Lane and Moorfield Crescent and a meeting for the sub-committee will be held on Monday 21st March at 7.30pm in the upstairs room of Lowton Social Club.

Any application that does get planning permission can be appealed against, and a Planning Inspector will be appointed to review the proposal and this will take place at a dedicated Public Inquiry.

7. Wigan Council's Core Strategy and 5 Year Housing Supply Obligations

Cllr Grundy and Ed Thwaite summarised the events of previous years which have led up to this point of 'developers' submitting housing proposals. (Relevant documentation can be read on our [website](#)).

At the Core Strategy Public Inquiry a figure of 1,000 houses was agreed between Golborne and Lowton which could be built up until 2025. Including the current 'permissions' granted that figure has nearly been reached already i.e. 949 (see extract from *Wigan Strategic Housing Land Availability Assessment – updated November 2015*).

An Outline Permission gives the developer 3 years to submit a Full Application which must contain all documentation, reports, studies, etc that the Council asked for at the point of granting Outline. Until all the matters are seen as dealt with the 'delivery' of the houses can not commence.

The 5 Year Housing Supply refers to 'deliverable' houses i.e. ones which can be built in a short space of time. The Council's 'supply' figure for the whole Borough has not yet been met (confirmed by Karl Battersby, Director of Economy and Regeneration) and developers are now putting in proposals for housing which they say can be 'delivered/built' quickly.

LENDF's view is that enough outline permission has been granted for this area and also that unforeseen 'windfall' sites may come forward before 2025 which will be preferable for development rather than the green fields of Lowton.

8. Bloor Homes – Heath Lane Housing Development

LENDF and Bloor Homes had a meeting (Feb 18th) to discuss their impending submission of an application following the distribution by Bloor of an Information Leaflet to properties in the immediate vicinity of the location. A number of concerns were raised by LENDF which mirror similar concerns discussed above regarding the Bellway Homes proposal.

Bloor Homes have responded with alterations to their proposals with regards to 'Elevations/Property types & sizes' and also 'Traffic assessment – Vehicle movement

Settlement	With planning permission		
	Full	Outline	Small sites
Within the east-west core of the borough			
Wigan	645	175	66
Leigh	650	1,270	39
Atherton	331	141	4
Hindley	164	0	26
Tyldesley	0	600	0
Ashton	60	14	16
Abram and Platt Bridge	105	0	8
Astley	159	96	21
EWC Total	2,114	2,296	179
Outside the east-west core of the borough			
Golborne and Lowton	87	830	32
Standish	62	848	16
Shevington	103	0	9
Orrell and Billinge	183	9	12
Aspull	10	0	16
Outside EWC Total	445	1,687	85
TOTAL	2,559	3,983	264

calculation'. They are still proposing it to be a development of approximately 140 houses and an application is expected during Spring 2016.

- At this point Cllr Grundy and Cllr K Houlton had to leave the LENDF meeting to attend a Council meeting.

9. HS2 / HS3

In January a meeting was held with HS2 at Warrington Town Hall attended by Warrington's borough and local councillors and representatives of action groups. It was 'suggested' by the representatives of HS2 that an amendment to this part of the line was being considered – i.e. the line would not go through Taylor Business Park, Culcheth, but would run further to the west of it thereby saving the Business Park and the jobs it provides.

This amendment to the line in such a close proximity to Lowton now raises the question of how it will affect its route through Lowton. It is widely known that Liverpool City Council have been making serious enquiries about rail connections and how the City can be linked somehow to HS2.

LENDF has written letters to Mersey Travel, Amanda White at GMT and also to Raj at HS2 Ltd asking for confirmation/update on the current situation. Amanda has agreed to attend the 9th May LENDF meeting and she will also update residents on other public transport links/issues. One question to be put to her will be regarding bus services, especially that they should link in with the train timetable at Newton. Also the subject of extending the Atherleigh Way to create a 'bypass' will be suggested to Amanda as this is seen as necessary to the area in order to relieve congestion at the junctions with Lane Head. This infrastructure needs to be in place before the proposed housing developments !

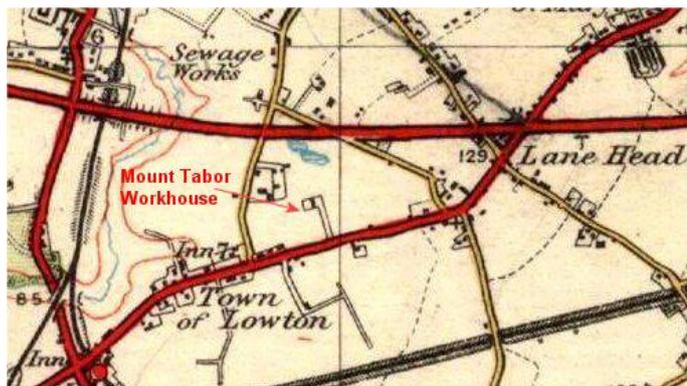
10. Diggle Green – Waste Recycling

The current application's refusal has been appealed by the applicant and a Planning Inspector will now view the proposals submitted and the reasons why Warrington Council refused it.

11. Any Other Business

- Community Speed Watch – volunteers required, please contact the Council on 01942 489309 or email traffic@wigan.gov.uk
- Pensioners' Parties will resume in September with a WW1 themed party and will be open to all ages ☺
- Litter Picks to be organised for Saturday 2nd April:
 - ❖ Lane Head area – meet on Red Lion car park 10am
 - ❖ Crompton Way – meet at Silsden Avenue junction
 - ❖ *(The council will be asked to do Winwick Lane as this area needs road safety signs which LENDF do not have).*

- Mount Tabor – Residents on Newton Road have reported that gypsies have been putting up posts to fence an area off so they can put horses on the land. It is being dealt with by the councillors, as this land has a 'public footpath' through it



and is popular with dog walkers and birdwatchers.

- Concerns were raised at the meeting with the Director of Economics and Regeneration (Karl Battersby) regarding the recent incursions by gypsies at both the Civic Hall and Pennington Flash. Height restriction barriers were suggested and it has now been confirmed that these will be installed at both locations.

12. Next LENDF Monthly Meeting

Monday 11th April 2016 @ 7.30pm (Lowton Social Club)

Should you find any omissions or discrepancies in these minutes please contact me on lendf99@gmail.com and let me know as soon as possible and the errors will be rectified.

Irene Thomson – Secretary, LENDF