

SIMONSTONE PARISH COUNCIL

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Members of Simonstone Parish Council are summoned to attend an extraordinary meeting of the Parish Council on Monday 17 August 2026 at Read & Simonstone Village Hall, East View, Read BB12 7PS commencing at 6pm

MINUTES

In attendance: Cllr David Peat (Chair), Cllr Stephen Finn (Vice Chair), Cllr Rob McKelvey, Cllr Alan Duckworth, Cllr Clifton Pollard, Cllr John Barker, Cllr Jacqueline Hampson, Cllr Maureen Vaughton

1. To receive apologies for absence.

No apologies received.

2. Declarations of disclosable pecuniary and other registrable and non-registrable interests.

No declarations presented.

3. Public participation.

36 members of the public attended the meeting.

29 Simonstone residents and 7 Read residents.

9 members of the public individually addressed the Committee raising issues such as:

- I. Significant increase in traffic through Read and Simonstone;
- II. Increase in pollution;
- III. Already 270 properties for sale/rent within 3 miles of Read – no need for more houses;
- IV. Only a small portion of houses in the plans are classed as affordable;
- V. Extra pressure on medical facilities;
- VI. Losing prime land;
- VII. Restricting wild life;
- VIII. Extra traffic going through Simonstone Lane with little regard for weight restrictions;
- IX. Would lose part of alleged burial ground.

Public participation closed.

4. Items for Decision/Discussion

Cllr Peat read extracts from a document he had previously prepared under three sections: Context – Information – Conclusion.

This document is attached to these Minutes as Appendix A.

Discussion of principles if Considering Planning Matters outside the Parish Boundary

- Cllr Duckworth circulated to the public a document “UK Government – National Planning Policy Framework Changes. Cllr Duckworth emphasised this documents highlights sites that could be built on. Cllr Peat thanked Cllr Duckworth for his work on this document but stated we could only deal with today’s planning development on Hammond Ground.
- Cllr Hampson would like to suggest that Ribble Valley Borough Council postpone their decision, urging them to consider enabling residents to make informed choices.
The general consensus of the SPC was to make a decision at the meeting.
- Cllr Peat invited all Cllrs who had not already commented to speak individually. Each gave their views which concluded with support to object.
- Cllr Hampson was asked by a member of the public if she supported the proposal. She refused to comment as a Cllr as insufficient information.

5. Response to Hammond Ground Planning Proposal.

The SPC took a vote with the conclusion that it will submit an objection to Ribble Valley Borough Council for the planning of houses on Hammond Ground, to be based upon the comments outlined above.

Closure of meeting.

APPENDIX A

SIMONSTONE PARISH COUNCIL Chairman's Notes for Meeting on 17th August 2026

CONTEXT

1. The Parish Council, like all Parish Councils, is a Consultee regarding Planning Issues within its boundaries. In addition, we receive Borough wide Planning Guidance and Plans and, occasionally, we have received information about major strategic issues planned by neighbouring Borough Councils, eg Freight Transport Hubs, or sensitive facilities such as storage sites.
2. The Parish Council has only advisory power and does not have to respond.
3. In practice we always respond within the Parish on individual cases, usually home improvements or extensions, or matters affecting businesses within the Parish Boundary. In 2016 Simonstone Parish Council submitted an objection to the then development.
4. It is understood that there are at least 6 potential development sites across both Parishes. This issue is within the context of a Parliamentary ambition of 1,500,000 houses, and Borough Councils have been set new dwelling targets.

INFORMATION

5. Hammond Ground Development is the subject of a Planning Application for 77 houses and landscape infrastructure. It is located on the north side of Read Parish built area bounded by George Lane and Whalley Road(A671)
6. At 77 dwellings it represents a 11.5% increase in housing for the Parish (6.6% of total dwellings in the two Parishes).
7. Simonstone Parish Council received a delegation from the Hammond Ground Action Group in May expressing concerns about the nature of Consultation by the Developer. This was before the formal Consultation by RVBC, to which Simonstone Parish Council was not invited.
8. Subsequently, there have been a number of concerns by some residents, and quite extensive social media, on this subject requesting Simonstone Parish Council take a view on this plan, and after we agreed to meet today, anonymous leaflets were posted encouraging attendance tonight.
9. It is understood that approximately 100 responses have been sent from Simonstone Postcodes and at least twice that number from Read Postcodes.

CONCLUSION

10. There is a national housing shortage and developers and Councils will respond. However this type of dwelling does not meet the property type prioritised in either Parish Plan, ie affordable, and suitable as starter or downsizing.
11. If approved, in the short term there would be an increase in builder related traffic on the already congested A671.
12. In the longer term there would be increased traffic by new residents on the A671.
13. Whilst local retail and entertainment venues may improve usage, the local primary care services, (the pharmacy; the nearest GP is Padiham or Whalley) and village schools would have greater pressure
14. Finally, the local open space and green environment would lose a valuable resource, as would any green field development in the 2 Parishes.

RECOMMENDATION

Simonstone Parish Council are invited to consider their response to the Hammond Ground Development Plan 3/2026/0356.

DAP 10/8/26