


# MINUTES OF THE 10th CLOUD AGM 2026

## Thursday 29th October 2026, 7pm – The Snug, Boot & Shoe, Lancaster

**Attendance** (13)

**Committee**: Tom Wilkinson (TW), Mary Breakell (MB), Tony Breakell (TB), Mark Salisbury (MS), Sally Salisbury, Barbara Walker (BW), Belinda Nixie (minutes).

**Members**: Tim Hamilton-Cox (TH-C), Joyce Pollard, Rosemary Hindley, Jill Bundy, John Mosey, Christiane Gravenberg.

**Apologies**: (6) Dina Lew, Abi Mills, Helena Dixon, Margaret and Graham Rand, David Ford and Robin Jackson

**Welcome and Introduction**

TW welcomed everyone and checked that the meeting was quorate (10 members minimum).
He then explained that the CLOUD constitution requires us to hold an annual meeting each October at which we :

- Receive reports from the Chair and Treasurer
- Elect a new Management Committee
- Decide on CLOUD's future course of action and
- Address all questions and issues raised by CLOUD members.

TW also invited members to feel free to ask questions during the meeting.

**Agenda Item 1: Approval of the minutes of the last Annual General Meeting held on 23 October 2025**

The minutes of the 2025 AGM were posted on the CLOUD website shortly after the meeting. No proposed amendments were received. TW asked members present whether they were content to accept the minutes as a true and accurate record of the meeting. There were no objections and the minutes were approved by vote. TW will now sign the minutes as a true record. Matters arising from the 2025 AGM minutes were covered under agenda item 2.

**<u>Agenda Item 2:</u> Report by the Chair on CLOUD's activities over the year from October 2025 to date.**

Over the last year CLOUD's activities have included :

**a) Gladman's 644 house application on land north of Bailrigg Lane (19/01135/OUT)**

In January 2026, the High Court overturned the Planning Inspector's earlier decision to reject Gladman's application. Gladman's used this as a test case to challenge the complex issue of sequential testing for flood risk. Gladman's succeeded in having this rejected as automatic grounds for refusing planning permission.

To further confuse the situation, it was then announced that Gladman's had disposed of this land, which has now been earmarked for the new Lancaster Royal Infirmary. This is unlikely to be developed until well into the 2030s.

**b) Wain Homes secured outline planning permission for 93 houses on Highland Brow in Galgate.**

This was Wain Homes' 2nd application for the Highland Brow site. Lancaster City Council originally refused a 108-dwelling plan in March 2023 over flooding, traffic and ecology concerns. Wain Homes' appeal against this decision was rejected following a public inquiry in May 2024.

In June 2026, Wain Homes returned with a scaled-down application for 93 houses (including 28 affordable homes) on the 12-acre site. This drew 299 objections from residents and local councillors worried about sewer capacity, overbearing ground-level changes and severe traffic congestion on Salford Road. However, Lancaster City Council planning committee approved the outline scheme in June 2026. Changes to planning rules since 2024 meant that sequential flood-testing no longer applied - thanks to the Gladman's test case mentioned in item a. Before development can go ahead, a full planning application will need to be submitted and approved.

To look at the outline planning application and associated documents follow this link: https://planning.lancaster.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T07T1OIZHHI00

To oppose the upcoming full planning application, local City Councillor Paul Tynan—who has actively engaged the Galgate community—recommends focusing on **traffic issues**. The development relies on changes to Salford Road that require a Traffic Regulation Order (TRO). Because the TRO must go to public consultation, defeating it represents the best opportunity to stop the development entirely. We also need to work out how best to approach the planners and planning committee to ensure they properly address the real concerns of local residents and businesses. [*Further details on this can be seen in the minutes of the CLOUD Management Committee meeting on 21st August 2026*.]

**c) Updates on Local Authority Reorganisation**

In December 2024 the new Labour Government announced a review of Local Government organisation and proposed the introduction of unitary authorities in 19 areas, including Lancashire. Much council time was devoted to the proposal for Lancashire. Therefore, it was a shock when, in September 2026, following updated and privileged legal advice, ministers announced they would review plans for Local Government Reorganisation.

The matter rests at present with considerable uncertainty and frustration all round. (Every option is now back on the table.)

**d) Local Plan and failure of Housing Delivery Test**

We are facing a period of significant uncertainty concerning planning. In March 2026, new government planning regulations meant further revision to the timetable and arrangements for the Lancaster Local Plan 2029-2044.

The Scoping Consultation, which invited land for development to be identified, closed in July 2026. The Bailrigg Garden Village (BGV) land (between Scotforth and Galgate, west of the A6) has been proposed as one of the potential development sites - all of which the City Council is obliged to consider. However, the costs of providing transport infrastructure may still be prohibitive and it was these costs which led to the suspension of the BGV plan in 2024.

In August 2026, Lancaster's failure to meet the Government's official Housing Delivery Test, building just 612 houses or 48% of the target of 1271 dwellings, created uncertainty over the Local Plan and the Planning process. Planners have attributed this shortfall to infrastructure challenges and lack of available land.

How this and the requirement of a 20% land buffer over and above the 5-year land supply will work out in practice remains to be seen.

TW then invited questions from the meeting.

MS asked whether we should be concerned about the possibility of housing developments. TH-C suggested that members might want to look at the City Council planning portal which shows the land available for consideration for development via this link:

https://experience.arcgis.com/experience/ccc25508c07d4448854444014c7008bb

[*Please note that the highlighted land areas have been assessed as being available for development. It's worth looking at the map and using the zoom function to look more closely at the highlighted areas*.]

TH-C advised that Homes England is now giving money to enable infrastructure to facilitate housing development. A precedent has been set for the new Lancashire Combined Authority to fund a bridge. City Council own some of the land at Whinney Carr and TH-C is willing to support development there provided that a bridge is included to prevent additional traffic using Ashford Road and Piccadilly where pedestrian access is already problematic and that the development includes genuinely affordable housing. Worryingly, County Council are reported to be willing to accept hundreds more vehicles using Ashford Road and Piccadilly. The bridge and its approach would start on the A6 at Breacla and cross to the new housing development on Whinney Carr.

TW then proposed acceptance of his report. Approved by vote.

**Agenda Item 3: Report by the Treasurer on CLOUD's finances.**

TB, CLOUD Treasurer, presented his report on CLOUD's financial position.

There has been one transaction this year £6.74 income, leaving the balance at £384.81. The money came from the campaigning group Sustainable Lancaster In Climate Emergency (SLICE), which has wound itself up and transferred the balance of its funds to CLOUD because it was felt that we share their aims as closely as possible.

TB is standing down as treasurer and MS has offered to replace him.

There were no questions.

TW then proposed acceptance of TB's report. Approved by vote.

**Agenda Item 4: Election of the new Management Committee for the year to October 2027.**

The CLOUD constitution states that the Management Committee should comprise 3 Officers - Chair, Secretary and Treasurer - and up to 6 committee members.

We have received just one nomination for each of the officer posts and also 3 nominations for committee members. Joyce Pollard has been nominated for one of the two vacant places on the committee. All other nominations come from members of the present committee. We have not been notified of any other nominations for the Management Committee. This leaves CLOUD with one vacant post for a committee member. TW asked whether there were any nominations from those present but there were no new nominations.

TW advised the AGM that the Management Committee nominations for the next year were:

Chair - Tom Wilkinson
Treasurer - Mark Salisbury
Secretary - Belinda Nixie

Committee members:

Mary Breakell (also Communications)
Tony Breakell
Sally Salisbury
Barbara Walker and
Joyce Pollard

TW invited the meeting to approve the election of the new CLOUD management committee for the year to October 2027. Accepted by vote.

TW informed the members that we are able to co-opt someone into the one vacant post if anyone later decides that they would like to join the committee.

TW went on to inform the meeting that Mary and Tony Breakell have decided that they will stand down from the Committee at the 2027 AGM. Having been involved with CLOUD since its inception, they feel that a rest is in order. The meeting thanked Mary and Tony for all of their work so far.

MS has taken over the post of Treasurer from TB, but the work that MB does needs to be handed over. TB will continue as an ordinary committee member for the next year.. MB manages CLOUD communications - meaning looking after the CLOUD website and issuing online Newsbriefs. She and Tony also research the background to planning issues and write reports, letters etc. She is happy to continue in this role for the next year but we really need to have her successor in post well before the 2027 AGM so that a proper handover can be arranged.

TW invited MB to say a few words about what the communications role involves. It is, however, vital for CLOUD's effectiveness that we communicate effectively.

MB recommended looking at updating the website to make it easier to use. The CLOUD mailing list is managed through MB's CLOUD Google account. This allows us to update members whenever we have news. MB suggested that we break down the research and writing so that the workload gets spread more widely. There are significant challenges coming CLOUD's way. It was felt that Artificial Intelligence could make preparing information for dissemination to members easier.

MS suggested asking existing CLOUD members to help.

TB spoke about the possible need to raise additional funds to update the website. Our constitution requires us to approve the raising of funds at a general meeting so he proposed that we vote for that approval at this meeting and then authorise the Management Committee to decide if and when funding should be sought. Approved by vote.

BW asked whether it might be possible to apply for grant funds, but as we're not a charity or similar group to the one she is involved in, we would be unlikely to be eligible.

**Agenda Item 5: Objectives for the year to October 2027**

As in the past we will stick to our aim of opposing **unnecessary** developments and will keep members informed through CLOUD Newsbriefs. Key issues are likely to be:

- The ongoing revision of the Lancaster Local Plan and consultation on that. There are some consultation events in November 2026: https://local-plan-review-lancaster.hub.arcgis.com/
- Central government plans for local authority reorganisation
- Central government housing policy
- Continued opposition to the Wain Homes development on Highland Brow in Galgate
- Responses to other house building applications which we consider to be unnecessary

TW invited members to suggest any other aims for the coming year that we might consider. There were no suggestions.

**<u>Agenda Item 6:</u> Any Other Business**

TW invited members to raise any issues not already covered in the meeting. There were no further matters.

**<u>Agenda Item 7</u>: Date of Next Meeting.**

Our next AGM will be held in October 2027, with the precise date to be notified nearer the time.

TW declared the 2026 AGM closed and thanked everyone for attending and participating.

Meeting closed at 19:40