



WOODPLUMPTON PARISH COUNCIL

MINUTES OF THE REMOTE ZOOM MEETING

HELD ON MONDAY 16th Nov 2020

PRESENT

Chairman: Cllr M Greaves

Councillors: B Dalglieh P Entwistle B Probin
M Stewart G Walker S Yates

7 residents, City Cllrs S Whittam & K Middlebrough

CHAIRMAN'S INTRODUCTION, SOUND CHECK AND VOTING INFORMATION

The Chairman 'hosted' the meeting and ensured that everyone could be seen and heard. He informed the public that whilst they may only participate during public participation, they may stay and observe the rest of the meeting if they wished to do so.

APOLOGIES FOR ABSENCE

Apologies were received from Cllr M Entwistle.

APPROVAL OF MINUTES of the meeting held on 19th Oct 2020.

MIN 20/80 It was **resolved** that the October Minutes were a true record.

DECLARATIONS OF INTERESTS / WRITTEN DISPENSATIONS

There were no declarations of interest.

PUBLIC PARTICIPATION

MIN 20/81 it was **resolved** to adjourn the meeting for public participation.

Of the 7 residents present, most wished to comment on application **06/2020/1197** for 51 affordable rented homes at Sandy Lane. 1 wished to contribute to the discussion on the Stocks and Information Boards.

In relation to the planning application, residents expressed concerns that previous approvals related to 4 and 5 bedroomed properties, yet the recent submission was for 100% social, rented affordable homes. It was felt that social rented properties should not be located together on one estate – particularly as the density is significantly higher than the neighbouring developments. It was also stated that there was a deficit in the number of parking spaces and the proposal would lead to an increase in traffic next to Cottam Nursery School.

The Clerk explained that whilst the site is in NW Preston where the principle of new dwellings has already been established, an objection could be lodged as previous applications have been for 30 and 22 dwellings. More importantly, Planning Policy states that affordable homes should be 'pepper potted' throughout a development to create a mixed community and as such, a development of 100% affordable homes could be contrary to Policy. It is also worth noting that the 2018/19 Core Strategy monitoring report indicates that Preston has exceeded its target for affordable homes and the applicant has not submitted any evidence to suggest that there is a demand for affordable rented homes in this location.

Residents stated that although the site has previous approval for development, environmental factors have not been taken in to account and the mix of detached and semi-detached properties, together with short terraces of 3 and 4 units or apartments would make the estate visually different from the neighbouring developments.

It was concluded that the Parish Council would object to the application in relation to Planning Policy with residents submitting their own objections relating to the local knowledge of the site and the impact on their properties. The Parish Council's comments will be published on the City Council website but a copy will also be sent to those present. Cllr K Middlebrough requested that his contact details also be passed on to the residents.

MIN 20/82 It was **resolved** to proceed to the next business and the residents with concerns about the planning application logged out. Cllr Walker referred to the resident who had attended regarding the Stocks and Information Boards and thanked him for the support he had given to Cllr Walker in researching the Stocks and the history of the Village. The resident and the City Councillors remained present for the remainder of the meeting.

POLICE PRESENCE IN THE PARISH

Further to **MIN 20/66** Members noted that the crime statistics had been received for Woodplumpton but concern was expressed regarding their accuracy, particularly as they didn't appear to include Catforth. It was **resolved** that the Clerk would continue to progress the matter under the existing Minute reference. Members were informed that Boughton Police office is being used by police staff who wish to work whilst shielding during the pandemic.

UPDATE ON TRAFFIC CALMING

Following delays with the traffic calming scheme, the Clerk advised Cllr Iddon of the following points which Members felt could be progressed regardless of Covid 19.

- facilitate a meeting to discuss the concerns outside Catforth School,
- issue a draft works specification so we can consider the standard content
- confirm a date when the TRO can be advertised and
- finalise the costs.

Members were informed that officers had replied to the first point by stating that they could not support the proposal for yellow lines outside Catforth School. A remote meeting was organised with the Catforth Councillors on the 30th October. Minutes of the meeting and a revised plan were circulated with the Agenda. Cllr P Entwistle confirmed that progress had been made and a further meeting is being arranged. In response to a question, the Clerk stated that the purpose of the meeting was to establish LCC's concerns and agree a way forward. Once this has been agreed, it may be presented to the headteacher in accordance with **MIN 20/45**.

As stated on the Agenda, Cllr Iddon confirmed that the white lines at Whittle Hill will be repainted but none of the other points have been actioned. It was **resolved** that the Clerk would continue to progress the points under the existing reference **MIN 20/67**

AMBROSE HALL FARM

On the 27th Oct, the Clerk received an email from the Environment Agency enclosing a report from an inspection carried out on the 18th Sept. The report confirms that EA are yet to receive a summary of all the measures that have been put in place. This is being followed up by the EA and will be reported back, along with the other information requested under **MIN 20/68**.

STOCKS AND MOUNTING BLOCK

At the October meeting, Members noted the following actions required to progress the proposal to make a feature out of the stocks and mounting block.

- add the information to the scale plan and meet with the stone mason regarding the left-hand post – and seek advice / quote for stone bollards
- send the drawing and scale plan to Historic England to ask if the steps can be moved and if they have any advice regarding the post
- agree the script to go on the sign and arrange quotes for the design and erection
- confirm if lighting is required, where it should go and arrange a quote.

Cllr Walker and Cllr Greaves updated Members on the work undertaken and it was confirmed that whilst progress has been made, more discussions are needed before the final quotes / plans are presented to Council for approval in January.

PARISH INFORMATION BOARDS

The Catforth board has been ordered in accordance with **MIN 20/53**. Mr Grimbaldeston who attended the meeting, confirmed that he and Cllr Walker had started on the Woodplumpton board. Members discussed the information required and it was confirmed that a draft will be emailed to Members so that the Woodplumpton board can be ordered.

PLANNING UPDATES AND APPLICATIONS BEFORE COUNCIL

- a) Members were reminded that when the City Council concluded it did not have a 5-year housing supply, Policies in the Local Plan were considered out of date and there was a presumption in favour of development. The City Council subsequently used the Government's Standard Formula of **241** homes pa for assessing housing need - but due to their commitment to City Deal, the Council later entered into a Memorandum of Understanding (MOU) with Chorley and South Ribble which increased Preston's allocation to **410** homes pa.

Developers challenged the legitimacy of the MOU and on the 4th Nov, the City Council declared it was withdrawing its commitment. Developers have now stated that as the City Council is relying on the Government's Standard Formula to determine its housing supply, there should be a 'tilted balance' in favour of development. As **241** is a baseline figure, the City Council could choose to approve applications in excess of that figure - if it believes the benefits of the application (ie additional growth or an increase in affordable homes) outweigh the Policies in the Local Plan. Members were requested to **note** that this could be of major significance when the City Council considers the Bartle Village application for 1,100 homes.

- b) Members were requested to **note** that the drainage condition at Plumpton Field can't currently be discharged due to objections from United Utilities.
- c) Members were requested to **note** that the Clerk has queried why the Parish Council was not consulted on a proposal to withdraw the affordable housing element from a site at Tabley Lane.
- d) Due to the time constraints of a remote meeting, the Clerk is dealing with routine planning matters under **delegated authority** in accordance with Standing Order 2020 (15 xiv).

MIN 20/83 Members **resolved** to approve the representations for November and noted that an objection will be submitted in relation to **06/2020/1197** for 51 affordable homes on Sandy Lane in accordance with the comments expressed during public participation.

NEIGHBOURHOOD PLAN AND DECEMBER NEWSLETTER

Members **noted** that 15 replies were received, most of which were acknowledgements. Fylde Borough Council and United Utilities have suggested increased reference to SUDS (Sustainable Urban Drainage Systems) and the Environment Agency have requested a reference to BNG (Biodiversity Net Gain) in response to climate change. LCC have commented on school provision and Broughton Parish Council have questioned why new sites have not been allocated. Preston City Council were unable to reply before the closing date and they have been asked to comment on this point. **MIN 20/84** It was **resolved** to forward the comments to the consultant with a view to amending some of the Policies. An updated version will then be circulated to Members before the City Council is asked to commence the Inspection process. As there are no planned Christmas events, an update on the NHP will be included in the next newsletter to be issued in the New Year.

FINANCIAL STATEMENT

Members confirmed that the accounts and bank statements had been reconciled.

ACCOUNTS FOR PAYMENT

MIN 20/85 Members **resolved** to approve the following invoice already paid in accordance with Standing Order 2020 15 (xii)

DETAILS	PAYEE	AMOUNT	REF
Wooden planter Community Garden	M Baker joinery	£580.00	66

MIN 20/86 Members **resolved** to approve the following accounts for payment

DETAILS	PAYEE	AMOUNT
Nov salary	Mrs J Buttle	£1157.13
PAYE	HMRC	£103.54
Employer N Ins	HMRC	£77.21
Lengthsman 29 -32	B Hill	£750.00
Bird seed	B Hill	£3.99
Plants to go in new planter	B Hill	£45.89
Greenspace contribution	Preston City Council	£814.00

Members noted that a new component may be required for the Catforth defibrillator. The cost is unlikely to exceed £100.00 and the purchase will be made under delegated authority.

GRANT REQUEST

When analysing the half year budget in October, Members noted a surplus in the community grant fund as the Fete did not go ahead due to Coronavirus. Members considered a charity request to help NW Ambulance equip primary schools with a 'How to Save a Life' billboard. It was questioned whether to include Catforth Village Hall but it was felt this might not meet the criteria. **MIN 20/87** Members **resolved** to approve a board for Catforth and Woodplumpton schools – subject to the agreement of the respective headteachers.

CONSIDERATION OF 2021/22 BUDGET ITEMS

MIN 20/88 Members **resolved** to approve the DRAFT budget for 2021/22 which included the possibility of an election in May; the addition of a contractor to widen pavements by clearing the undergrowth from hedges and a new Christmas tree in the Community Garden. With respect to the latter, it was agreed to remove the existing tree from the walled planter and plant a new tree in the ground to the left of the entrance gate. The walled planter will be retained and planted with a feature shrub. Members noted that the draft budget had a deficit of £4,155 and it was agreed that as the Parish Council had more residents to support, the precept should be increased to reflect the above items and expense increases. A final version will be brought to the January meeting where Members will be required to confirm the 2021/22 Precept amount.

CIL FUNDS AND PLANNING APPLICATIONS

Members noted the October CIL receipt of £15,454.72 compared to the April receipt of £69,912.52. As LCC are unlikely to complete the traffic calming scheme this financial year, **MIN 20/89** Members **resolved** to transfer £85,000 to the CCLA leaving £51,708 in the bank to pay for the TROs.

Members noted that the Clerk keeps a list of planning applications which generate CIL but as the payment period only commences when the developer submits a commencement notice, it is impossible to predict when the payment will be activated. Consequently, at a Preston Area Committee meeting, it was agreed that when the City Council receives the Commencement Notice, they would notify Clerks of the agreed CIL amount and whether it will be paid in instalments. Since the new procedures were introduced last year, the Clerk has not received any Notices from the City Council. **MIN 20/90** Members **resolved** that rather than wait for the Commencement Notice, they would prefer the Clerk to request an update on all applications generating CIL on a quarterly basis.

COMMUNICATION SINCE THE OCTOBER MEETING

Members **noted** that the Clerk has asked LCC to investigate flooding concerns at Blackleach Lane and Square Lane and has also asked the Environment Agency to investigate high water levels around Rapley Lane and New Mill Brook near Hollowforth Hall. It was stated that the Rapley Lane issues were being caused by 2 storm drains which are stuck open. Cllr Yates will forward the exact location to the Clerk.

Cllr Probin referred to a national campaign to save 1000's of PROWs due to farmers quietly blocking the path and routes being diverted without consent. The Clerk stated that LCC notifies the Parish Council of PROW closures and diversions due to developments and if anyone comes across a blocked PROW it can be reported online to LCC.

It was questioned whether planning permission was required for some building works in a front garden in Woodplumpton but it was felt that the garden was simply being redesigned. The Clerk stated that if new walls or structures are erected a photograph can sent to planning with a request that they investigate whether any permission is required.

DATE OF NEXT MEETING

It was confirmed that the next meeting will be on **Monday 18th Jan 2021 at 7.00pm** and unless the Covid situation changes significantly, it should be assumed that this will still be via Zoom.