

WOODPLUMPTON PARISH COUNCIL

MINUTES OF MEETING HELD AT CATFORTH PRIMARY SCHOOL, SCHOOL LANE CATFORTH

on **MONDAY 28th April 2014 at 7.00pm.**

- 143. PRESENT:** Chairman Cllr S Morgan
Councillors B Dalglish M Entwistle,
M Greaves B Probin M Stewart

Approx 17 members of the public, PCSO D Reid

- 144. APOLOGIES** Cllrs P Entwistle, C Singleton

- 145. APPROVAL OF THE MINUTES** of the meeting on the 17th March 2014.
It was **resolved** that the Minutes be approved and signed as a true record.

- 146. TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS**

There were no personal or prejudicial interests.

- 147. PUBLIC PARTICIPATION**

It was **resolved** that the meeting be adjourned for public participation.

Representatives of planning application **06/2014/0206** Eaves Cottage Farm addressed the Council regarding their planning application for 6 new dwellings. It was explained that the business had outgrown the site, transport networks were difficult and the internet was very poor. The business employs 12 craftsmen and had taken on apprentices but they had struggled to retain them due to an inadequate bus service. They had carried out a soft market test to try to sell the business to no avail and have now submitted the planning application for new dwellings. It was stressed that the applicant would be staying on the site in the property nearest to the building work and they would be retaining as many trees as possible. Currently approximately 14 staff park at the site in addition to 10-12 couriers and reps consequently it was felt that there would be a reduction in traffic if the housing went ahead. The site would benefit from low impact street lighting and the architect was satisfied that the density was appropriate to the size of the site. Drainage on site is currently through septic treatment works and this will extend to the new properties.

Residents raised various concerns about the previous development of the site. Various barns have been converted and sold and as the site has been given business use, the land classification has changed from agricultural to commercial. The site is now classed as 'brownfield' but in reality it is a rural area surrounded by agricultural farmland. It is an idyllic setting which is now under threat and the development is completely wrong for the area. The difficult transport networks were disputed as other local businesses were thriving and questions were asked whether the applicant had considered bandless broadband to improve the internet access. Questions were also raised regarding whether there were any conditions attached to the buildings in relation to the business use and whether there was a need for the new housing.

PCSO Reid apologised that the police had not been present at previous meetings and explained that they had been teamed up with Leyland and Ormskirk. Residents were advised to check their oil tanks over the summer. As heating is not used during the summer, thefts go unnoticed and it is difficult for the police to pinpoint when crimes are taking place. Locking mechanisms are available locally but if the tank is locked and thieves are intent on stealing the oil, the tank itself can be damaged. Residents were also asked to be alert to poachers threatening deer and badgers. Any incidents should be reported to the police on 101.

Residents referred to the proposed solar farm at Bilsborrow and how they can comment. The Clerk replied that the site is in Wyre and any comments should be made to them. Wyre may notify Preston City Council or the Parish Council and in that case the application will be placed on the Parish Council Agenda.

The Chairman thanked Austin who was retiring after 11 years service as the Parish Lengthsman and made a presentation on behalf of the residents and Parish Council.

148. REPAINTING OF PHONE BOXES

The Parish Council considered a request from a member of the public to repaint the phone box opposite the Plough at Eaves. Members recalled that BT has previously suggested removal of the box and the Parish Council **resolved** not to approach BT as the facility may be withdrawn.

149. PLANNING APPLICATIONS

Members are advised prior to the meeting that planning applications can be viewed at www.preston.gov.uk. Members made representations on the following applications

06/2014/0206 Demolition of existing buildings and erection of 6no detached dwellings with garages at Eaves Cottage Farm, Eaves Lane, Woodplumpton.

Members referred to the comments made under public participation and **resolved** to object to the application on the grounds that the proposed development is outside the existing settlement and NW Preston has already been identified as a strategic location to meet any shortfall in the housing supply. The site is surrounded by green fields and farmland and this should be protected from development. Eaves is a small settlement with well established properties – one of which is a listed building – and the addition of 6 modern, new build houses will change the character of the area and will set an unwelcome precedent for other speculative proposals.

06/2014/0205 Request for scoping opinion for the Preston Western Distributor road scheme, in accordance with Section 13 (1) of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) County determined matters Regulations 2011 (Article 16 consultation)

Members **noted** the above application which has been submitted for consultation only. The purpose of the application is for interested parties to contact the County Council to alert them to any potential environmental concerns to be investigated and included in the environmental assessment which will accompany a final planning application.

06/2014/0223 Erection of 1no. replacement detached dwelling following demolition of existing dwelling, erection of detached garage, construction of new vehicular access following closure of existing vehicular access and installation of an underground package treatment plant (amended scheme to planning approval 06/2013/0796) at Woodlands Farm, Bartle Lane, Bartle. Members **resolved** to leave to planning.

06/2014/0257 Erection of single storey extension to existing industrial building on land to rear of former Bell Fold Mill 238 Woodplumpton Road Woodplumpton.

Members **resolved** to raise no objections to the extension as it supported a local business and due to the rural nature of the area it was considered acceptable to provide a safe and secure storage facility.

150. FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

151. 2013 / 2014 ANNUAL RETURN

The 'end of year' accounts have been completed and are ready to go to the internal auditor. The Clerk explained that the PAYE had been completed and a P60 has been printed in accordance with timescales. The Clerk presented an end of year financial summary and explained the completion of the Annual Return. Members **resolved** that Section 1 (Statement of Accounts) and Section 2 (Annual Governance Statement) be approved and signed by the Chairman and Responsible Financial Officer prior to submission to the external auditors.

152. RENEWAL OF CPRE MEMBERSHIP

Members **resolved** to renew membership to the CPRE and noted their latest campaign 'Save our Countryside'. www.saveourcountryside.org.uk

153. RENEWAL OF LALC MEMBERSHIP

Members **resolved** to renew the LALC Membership and contribute to the provision of an Area Secretary for the Area Committee.

154. ACCOUNTS FOR PAYMENT

Members noted the following accounts already paid in accordance with standing order 28 (b) & (c)

Postage of Newsletters	£400.50	CQ 998
Argos Gift Vouchers	£50.00	CQ 999
Lengthsman Contract Advert	£340.03	CQ 997

Members **resolved** to approve the following accounts for payment

Catforth Village Hall – Memorial	£1000.00	CQ 1000
Clerk's April Salary	£647.16	CQ 1001
Quarterly expenses Jan - Mar	£83.43	CQ 1002
Temporary Lengthsman Contract	£223.25	CQ 1003
Data Protection Registration	£35.00	CQ 1004
2 boxes env & labels newsletter	£51.97	CQ 1005
CPRE Membership	£36.00	CQ 1006
LALC Membership	£347.78	CQ 1007
Preston City Council newsletter printing	£188.00	CQ 1008

155. WAR MEMORIAL

Members considered the 2 quotes for the works to Woodplumpton War Memorial. Members **resolved** to keep the perimeter wall and insert railings on the top rather than the concrete blocks. Their preference is for the walls to be painted and not rendered. A new entrance will be created at the rear of the memorial with gates to match the frontage. Additional quotes will be sought based on the above and will include engineering works to lay a new path at the rear of the memorial.

156. DATE OF NEXT MEETING

The next meeting of the Parish Council will be the Annual General Meeting on **Monday 19th May 2014** after the Annual Parish Meeting.

Last year's Annual Parish Meeting was held at Woodplumpton consequently, this year's meeting will be held at Catforth Primary School, School Lane, Catforth.