

WOODPLUMPTON PARISH COUNCIL

MINUTES OF THE MEETING HELD AT WOODPLUMPTON PARISH ROOMS, REAR OF ST ANNE'S CHURCH, WOODPLUMPTON

on **MONDAY 20th FEBRUARY 2017 at 7.00pm.**

PRESENT: Chairman Cllr P Entwistle
Councillors B Dalglish M Entwistle
B Probin M Stewart
S Yates

6 members of the public

112. APOLOGIES Cllr M Greaves, Cllr S Morgan.

113. APPROVAL OF THE MINUTES of the meeting held on 16th January 2017

It was **resolved** that the Minutes be signed as a true record.

114. TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS

Cllr S Yates stated that as the bowling club was a separate entity from the Village Hall, she did not have an interest in the financial request regarding bin charges.

Cllr P Entwistle declared a personal interest in the donation to Catforth in Bloom and Cllr M Entwistle declared a pecuniary interest as she is a committee member.

115. PUBLIC PARTICIPATION

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

The Leemings family addressed the Council in relation to application **06/2016/1194** for 2 new dwellings at Whinneyfield Farm which had recently been refused by the City Council. The family explained that the site is a base for Barrons poultry farm and as members of the family are managing directors of the business, they are required to be on call 24hrs a day. The farm buildings and the business are linked by internal roads so there is no increase in traffic or disturbance through the village. Photographs were produced to illustrate that the farm is a typical muddy, working site – not a green oasis in the open countryside as depicted by the application plans.

It was stated that although approval had been granted for a barn conversion, the preference was to build 2 new properties to accommodate the families in a live / work environment. If the new dwellings were approved, the barn conversion would not go ahead. The Leemings stated they were not opposed to an agricultural occupancy condition on the dwellings as they were not being built for resale.

Members thanked the Leemings for their explanation and stated that it had helped to put the scheme in a more positive light. Further comments will be made on the revised application once submitted and an invitation will be extended to the Leemings to attend the Parish Council meeting when the plans are considered.

A member of the public queried what was happening in relation to the Rosemary Lane Travellers site as the temporary permission has expired. The Clerk explained that the City Council will not take any action to move them on, until they have completed a Gypsy and Traveller needs assessment to identify alternative sites across Central Lancashire. As this was carried out last summer, the Clerk will request an update.

Concerns were also expressed that there are 10 caravans on site, not 8 and waste water and sewage was being piped into drains under the motorway rather than into the approved tank. The Clerk was requested to inform the planning department.

A resident from Ingol and Tanterton addressed the Council in relation to application **06/2017/0002** for a new first team training facility for PNE Football Club with residential development of up to 450 dwellings at Tanterton Hall Road.

It was explained that appeals had been lodged against previous plans to develop the site and each time the Inspector had ruled that the green space was a necessary 'buffer' between Ingol/Tanterton and Greyfriars/Cadley and to reflect this, the site is specifically covered by Policy 19 of the Core Strategy and Policy EN5 in the adopted Local Plan.

It was also stated that there is a shortage of golfing venues and the applicant has not adequately demonstrated that the existing golf course is not needed.

It was explained that the residential development has been included to act as 'enabling development' to offset the delivery costs of the public open space, associated community facilities and training complex and it was questioned whether 450 homes should fund a private training facility. Furthermore, as plenty of housing is being built in the surrounding area, an additional 450 homes are not required and they will put a strain on the existing infrastructure. The development of NW Preston will increase the need for more open space and the application should be opposed.

It was confirmed the Council would make its comments under the planning application.

PCSO Reid addressed the meeting and advised that there had been 2 burglaries in Catforth. Fingerprints had been taken and it was hoped the offenders would be caught. The police are aware of the accident at the Jolly Rodger Bridge and are liaising with the Canal Trust regarding the repairs. Further damage was reported to a stone gatepost, pillar and hedge between the bridge and Blackleach House and a crash involving a drunk driver was reported on Woodplumpton Road. It was stated that these incidents need to be recorded to illustrate the traffic issues in the area and the need for calming measures. It was queried why there was an increased police presence travelling through Catforth and it was suggested that this may be due to an increase in poaching allegedly involving a large hawk. If seen, please notify the police and they will check whether the bird handler has permission from the landowner.

A property near Bellfold Bridge has external lights which are distracting road users. The police are negotiating with residents to get the issued resolved.

PCSO Reid advised that changes are proposed to the police service and there may be a dedicated patrol covering the area. He will keep the Council informed.

116. EMPLOYMENT SKILLS SUPPLEMENTARY PLANNING DOCUMENT

The City Council has issued a consultation on an Employment Skills SPD which requires applicants to complete an Employment Skills Statement for applications with a commercial floor space greater than 1000sqm and for developments of more than 30 houses.

The consultation states the Statement can be used to ensure employment opportunities and the right skills are provided to benefit both the developer and the local population.

Members **resolved** to support the principle of the Employment Skills Statement as it encourages developers to consider the creation of apprenticeships, use of local suppliers and help with community based projects. However, Members questioned whether the developer is obliged to provide any of the items listed in the Skill Statement, whether officers will be in a position to monitor compliance and whether any action will be taken if the developer doesn't comply with the Statement once development commences.

117. PLANNING APPLICATIONS – TO DETERMINE

Note - Members are advised prior to the meeting that planning applications can be viewed at www.preston.gov.uk

06/2016/1309 Reserved matters application (namely appearance, landscaping, layout and scale) following outline approval 06/2014/0352 for the erection of 171no. dwellings on land to the north of Lightfoot Lane, Preston.

Members were informed that the site has reserved matters approval but in response to market changes, Redrow have reviewed the housing mix and now intend to build 15 more 3 and 4 bedroomed houses and 10 less of the 2 bedroomed houses. The site will still meet the 35% affordability criteria. The site layout has been amended to accommodate the larger houses. Of particular concern, the original plans showed a main road flowing through the site providing potential links to other parcels of land. The new plans show a 'dead end' at plot 102, plot 53, plot 166 and plot 156 and an access has been provided off the main road to serve plots 77 – 96. Both alterations to the highway are contrary to the provisions of the masterplan. Members **resolved** to object to the reduction in 2 bedroomed properties and the alterations to the highway layout.

06/2017/0004 Reserved matters application (namely appearance, landscaping, layout and scale) following outline approval 06/2016/0013 for 48no. dwellings on land to rear of 122-152 Hoyles Lane, Preston.

Members were reminded that the application had originally been refused by the City Council but had been allowed on appeal.

Members were informed that the detailed scheme included 15 bungalows with the rear gardens backing on to the existing properties on Hoyles Lane. The development also includes an apartment block for 6 affordable dwellings. A new footway will be provided to the east of the site in accordance with application 06/2016/1148.

Members repeated their concerns regarding the access arrangements into the estate which could lead to traffic queuing on Hoyles Lane but noted this concern had been dismissed at the outline stage. Members **resolved** to support the application and were complimentary towards the inclusion of bungalows and the layout of the scheme.

06/2017/0047 Conversion of agricultural barn to 1no. dwelling, garage to side and formation of a new vehicular access at Lawton House Farm, Bartle Lane, Preston. Members were informed that the site lies within the NW Preston strategic location and much of the existing barn will be retained. A previous application had been refused but only due to the absence of a bat and bird survey. Highways had no objections to the alterations to the access. Members **resolved** to leave to planning.

06/2017/0072 Outline planning application for 1no. dwelling and garage (access only) at Moorside Villa, Moorside Lane, Preston.

Members were informed that the application is in the open countryside and the site forms part of the garden of Moorside Villa. Members noted that Policy 53 of the NPPF implies that local authorities should seek to resist inappropriate development of gardens but Policy EN1 of the adopted Local Plan allows infilling within groups of buildings.

As the application requires a balanced judgement between the 2 policies Members **resolved** to leave to planning.

06/2017/0086 6no. non-illuminated signs and 1no. externally illuminated sign at The Wheatsheaf Inn, 34 Woodplumpton Road, Woodplumpton.

Members **resolved** to leave to planning.

06/2017/0098 Agricultural livestock building at Swill Brook Grange Farm, Crown Lane.

Members noted that the building was required as the herd was expanding. Members **resolved** to leave to planning.

06/2017/0111 Conversion of barn to 1no. dwelling, including raising of roof height and new detached garage following demolition of outbuildings at New Woodsfold Farm, Lewth Lane, Preston.

Members noted that whilst the increased roof height and addition of a new garage could be considered contrary to the Rural Development SPD, Members noted that the barn was to the rear of Old Woodsfold Farm and was set well back from the road and would not have an adverse impact on the countryside. Given the location of the barn, Members **resolved** to leave to planning.

06/2017/0148 Single storey side extension at Mille House, 33A, Woodplumpton Road, Woodplumpton. Members **resolved** to leave to planning.

LCC/2017/0019 Variation of condition 31 of permission 06/07/1197 to extend the hours of working to 06.30 - 1800 Monday to Friday and 08.00 - 13.00 Saturdays at Jackson's Contractors, Bradleys sand pit, Lightfoot Green Lane, Fulwood.

Members noted that the planning statement states the applicant seeks to commence operations at 06.30 Mon-Fri and 07.00 on a Saturday, however the application description states 08.00 on Saturday. Notwithstanding the above, members noted that work may not start on the construction sites in NW Preston until 08.00.

Members **resolved** to object to the earlier start time as it would result in noise and disturbance both to residents on Lightfoot Green Lane and to residents living in close proximity to the road network serving the site.

06/2017/0002 Hybrid planning application for the redevelopment of land for areas of public open space (full application); for a new first team training facility for Preston North End Football Club and residential development of up to 450 dwellings (outline application access applied for) at Ingol Golf and squash club, Tanterton Hall Road, Preston

Members were informed of a public consultation event on the proposal 10.00 – 11.00 on Thursdays & Fridays until the 11th March at Deepdale Stadium. (Sir Tom Finney stand reception) The consultation is also open 10.00 - 12.00 on Sat 25th Feb and Sat 11th March.

Members referred back to the comments made under public participation and **resolved** to object to the proposal as it would involve building houses on a major area of open space protected by Policy EN5 of the Local Plan. In addition, the site was not included for development in the Local Plan and as the City Council is considered to have a 5yr housing supply, there is no need for the additional housing which would add to the constructions works and strain on the infrastructure in NW Preston.

118. LOCAL HERITAGE LIST

The City Council have advised that they hope to look at the list of heritage assets in the coming months and have requested that the Parish Council provides a map pinpointing the location of the asset with photographs of the structures.

Members **resolved** to reply to the email stating that the photographs should be taken by the Conservation Officer as the Parish Council does not have the expertise to identify heritage assets and rather than submit hard copies of location plans, it would be more effective for the City Council to visit the site, take the photograph and log the assets directly on to their interactive maps.

119. CITY COUNCIL GREENSPACE PROPOSALS

Members were informed of the City Council's proposals to reduce funding for the maintenance of play areas and green space in the rural areas. The City Council has stated that the reduction could be avoided if Parish Councils took over the maintenance and management of the open spaces and if desired, the City Council will consider transferring the asset to the Parish Council.

Members **noted** that the Clerk has requested further details such as the current costs of ground maintenance, details of any covenants, TPO's or restrictions on the land, a full list of the installed equipment including guarantees and details of the supplier. Members acknowledged that more information was required before a decision can be taken, however the Clerk was requested to **note** that Members were prepared to consider maintenance and would also be interested in acquiring the land from the City Council.

120. NEIGHBOURHOOD DEVELOPMENT PLAN AND CIL

Following a query on the City Council Annual CIL report (MIN 106), the Clerk met with officers from the City Council to clarify CIL procedures. As a result of the meeting, the City Council Annual Report has been amended and an explanatory table will be attached to illustrate the amounts passed to the parishes. No further action is required.

As the Parish does not have a neighbourhood plan, the maximum amount payable to the Parish is £100 per property on the Council Tax Register per year, so assuming there are 900 homes in the Parish in 2017, the maximum CIL amount payable in 2017 is $900 \times £100 = £90,000$. Obviously it can be assumed that the number of homes will escalate each year as new homes are occupied and added to the Register, so in 2018 the amount could be $1200 \text{ homes} \times £100 = £120,000$, and in 2019 it could be $1500 \text{ homes} \times £100 = £150,000$ etc. Using this format, the Parish was predicted to receive £1.8m in 10yrs.

As NW Preston is a strategic location, the amount of CIL generated is substantial, for example Morris Homes are required to pay £2,052,960. Currently the Parish will received a capped amount of approx. £90,000 as explained above – however if the Parish had a Neighbourhood Plan, the amount received would be 25% i.e. £513,240.

As the cap is per financial year, not per application, if a 2nd application generated £500,000 in CIL, the Parish would receive nothing because it has already received the maximum amount allowed, however with a Neighbourhood Plan, there is no cap, so the Parish would receive a further £125,000 (25% of £500,000).

Using this example it can be seen that without a neighbourhood plan the Parish will receive £90,000 and with a neighbourhood plan it would receive £638,240.

Bearing in mind the Council's running costs are currently £26,375, Members have previously taken the view that an escalating amount in excess of £100,000 a year would adequately meet the Council's financial aspirations, however, in view of the fact that the City Council is expecting the Parishes to assume more functions, Members were requested to reconsider whether to create a Neighbourhood Plan.

Members were reminded that a Neighbourhood Plan would give the Council an opportunity to define areas for development (in accordance with the Local Plan) in addition to bringing more money into the Parish.

Members **resolved** to invite a neighbourhood planning consultant to attend a working group meeting, consisting of all members, to discuss the threats, opportunities, procedures and work involved in creating a neighbourhood plan.

121. BROUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN

Members noted that Broughton Parish Council have issued a public consultation on a Neighbourhood Plan. Members **resolved** to reply individually to the consultation which can be viewed at www.broughtonparishcouncil.org.uk

122. UPDATE ON CIL ITEMS

Highways – due to the amount of items on the Agenda including the consideration of a Neighbourhood Plan, the meeting with Highways will take place at a later date.

Play area – The TESCO grant application was successful and we have been awarded £1000. As advised at the January meeting, work is due to commence in the spring.

Members noted the City Council comments in relation to the maintenance of rural open space and play areas and stated that drainage and the further refurbishment of the site could be an opportunity if the land is transferred to the Parish Council.

Defibrillators – The 2 defibrillators have been installed at the Wheatsheaf and Catforth Village Hall. Both devices are fully registered with the Emergency Services. Anyone needing to use them can dial 999 and a code will be given to unlock the box. It was stressed that full instructions are given and training is not required.

Members **resolved** to publicise the devices in the Parish Newsletter and arrange a training session to familiarise people with how defibrillators work so people feel more comfortable using one should the need arise.

Flooding – We are still waiting for the City Council to provide the landowners consent so that the grant can be claimed.

Memorial – works are expected to start on site soon.

It was stated that **Catforth Village Hall** is a memorial hall and works are required to tidy up the gate entrance and replace the plants and planters. It was requested that this is added to the next Agenda for further consideration and authorisation of quotes.

123. FINANCIAL STATEMENT

The Chairman confirmed the accounts and bank statements had been reconciled.

124. ACCOUNTS FOR PAYMENT

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

Clerks Feb Salary	£1016.62	BACS
HMRC Feb Tax & Ins	£96.76	CQ 1194
Russ Gregson Defib installation	£500 BACS	CQ 1195
HMRC employer NI contribution	£60.36	CQ 1196

125. NW AIR AMBULANCE

Members **resolved** to make a S137 donation of £500 to the Air Ambulance from the 2016/17 budget. CQ 1197 Members noted that the amount awarded would need to come from the Council reserves. An article on their work will be included in the Spring Newsletter.

126. 2016/17 CATFORTH IN BLOOM FUNDING REQUEST

Members **resolved** to make a donation of £200 to Catforth in Bloom under S96 of the Highways Act 1980 for the purchase of plants, compost, fertilizers and bulbs to brighten and improve the highway verges throughout Catforth. CQ 1198

127. 2017/2018 FUNDING REQUESTS

When setting the 2017/18 budget, Members were informed that Woodplumpton Church had requested a donation to help them pay for the increased grass collection costs at Woodplumpton Parish Church. A similar request has also been received from Catforth Bowling Club.

The Clerk advised that the Council must make payments in accordance with statute.

The power to *contribute towards an expense incurred by any other person in providing a cemetery or burial ground for the inhabitants of the area* is covered by Section 214 s6 & 8 of the Local Government Act 1972, however as the Bowling Club is a membership only club which is *not specifically for the benefit of the inhabitants of the area*, a relevant statute is not available. As the Church use 10 bins at a cost of £25 each, Members **resolved** to award a payment of £125 for 5 bins. The request by the bowling club was rejected.

It was stated that the Village Hall also incurs maintenance costs in relation to grass cutting and it was questioned if they could apply for funding. The Clerk advised that a written application would be required so that the appropriate statutes could be considered and checked before a decision is taken..

128. LENGTHSMAN'S CONTRACT

When setting the budget, Members confirmed that the Parish Lengthsman role would continue and would be funded partly through the Parish Precept and partly through CIL. However, Members expressed concern that the current contractor is not complying with the Contract and a proposal was put forward that the contract should be terminated. A letter has been sent to the Lengthsman advising him of the proposal. Members were informed that the Lengthsman had acknowledged the letter and had sent some back dated worksheets.

Members **resolved** that the Clerk commences the job application process with a view to appointing the new contractor at the beginning of April. To ensure the vacancy is open to all, it will be advertised in the LEP in addition to the Parish Newsletter.

129. CODE OF CONDUCT TRAINING

All members present completed some training on the Code of Conduct in accordance with an instruction from the Standards Committee requesting that all Parish Councillors receive an update on the subject.

130. DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 20th March 2017** at 7.00pm at Catforth Primary School, School Lane, Catforth

Members were informed of a drop in event on the 28th Feb by the British Geological Survey to update residents on the results of the latest fracking survey.

The Clerk was requested to notify LCC that the bus stop on Woodplumpton Road is incorrectly labelled as White Cross and the road needs resurfacing between Catforth and Inskip.