

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

on **MONDAY 20th January 2014 at 7.00pm.**

- 87. PRESENT:**
- | | | |
|-------------|-------------|--------------|
| Chairman | S Morgan | |
| Councillors | B Dalglish | M Entwistle, |
| | P Entwistle | M Greaves |
| | C Singleton | M Stewart |

8 members of the public, Mr B Hayes & Mr C Hayward Preston City Council

- 88. APOLOGIES** Cllr B Probin

- 89. APPROVAL OF THE MINUTES of the meeting held on 18th November 2013.**

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

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

Members declared a pecuniary interest in relation to the setting of the Precept and submitted a written request for a dispensation under S31 of the Localism Act 2011. The Clerk considered the requests in accordance with S101 of the Local Government Act 1972 and Standing Order 40. The Clerk granted the requests under Section 33 of the Localism Act 2011.

- 91. PUBLIC PARTICIPATION**

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

The occupier of Greenfields explained the circumstances regarding various planning submissions relating to the property. The property was sold with planning permission for the erection of a new dwelling and an application was also submitted to extend the existing property. The new owners have submitted a revised scheme **06/2013/0781** for a replacement dwelling which is a different layout to the one already approved.

A member of the public stated that an inspector had visited the travellers site at Catforth as the temporary consent was about to expire and a planning application had been submitted. Members of the public expressed several concerns regarding the travellers, their animals, an increase in caravans and drainage concerns. The Clerk stated that the Parish Council was not aware that an application had been submitted but had contacted the City Council several times regarding what happens once the consent expires. It was confirmed that any planning application will be brought before the Parish Council for consideration in the usual manner. Flytipping opposite the site has been reported to the City Council (ref 484606). PCC are querying the land ownership.

- 92. LCC BUS CONSULTATION**

Members were informed that Classic Bus NW had unexpectedly withdrawn Service 80. The Parish Council had contacted LCC stressing the importance of the Service in the rural area. It has since been confirmed that Archway Travel will introduce a partial replacement on a 3 month trial basis. A copy of the new timetable has been placed on the website and Catforth Parish notice board.

Members were also informed that LCC issued a consultation over Christmas regarding the proposed withdrawal of evening and Sunday bus services on Services 4 and 80. LCC would not extend the deadline to allow the Parish Council to consider the changes at this meeting; however Members were assured that a submission has been made on behalf of the Parish Council in accordance with the timescales. Members stated that if 1 person uses the bus regularly, a skeleton service should be provided. Urban areas are well served by buses and more should be done to ensure a better distribution of the service with more profitable routes subsidising less popular routes as residents in rural areas have a significant wait between buses.

Members **resolved** to contact LCC expressing concern that they would not extend the deadline by 1 working day and that the consultation was not carried out in accordance with their Parish Charter. In addition, Members requested statistics relating to the number of passengers using the number 80 service and the number which will be affected by the proposal to cut Sunday and evening services.

93. PRE APPLICATION PLANNING DISCUSSIONS

Applicants are encouraged to carry out pre-application discussions on planning applications. Members were requested to consider 2 proposals for 4-5 bedroomed executive houses - 13 houses on Lightfoot Lane and 14 houses on Sandy Lane. Both sites are included in the NW Preston Master Plan and concerns were expressed regarding whether there was a need for 4 – 5 bedroomed executive houses when the Master Plan includes 30% provision for affordable homes. It was also felt that as the developments were small infill sites, it would be better to delay construction until the later phases when the properties could be properly integrated with the new service infrastructure required for the construction of 5,000 homes. This view was also considered relevant in relation to the amount of construction vehicles which will be required to access a multitude of sites. With regard to the development off Lightfoot Lane Members agreed with a resident's letter suggesting that 2 properties be rotated so that the gardens adjoin the face the gardens of 240. It was **resolved** to inform the agent of these views and that the actual applications (once submitted) will be placed on a future agenda to enable residents to comment.

94. 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

06/2013/0781 Demolition of dwelling and outbuildings and erection of replacement dwelling with garage and access at Greenfields, Newsham Hall Lane, Woodplumpton. Members noted that the replacement dwelling will be slightly larger than the existing property which is contrary to the aspirations of IPS 4. Members considered that this was not detrimental to the site and **resolved** to leave to planning.

06/2013/0796 Erection of a replacement detached dwelling following demolition of existing dwelling, construction of new vehicular access following closure of existing vehicular access and installation of an underground package treatment plant at Woodlands Farm, Bartle Lane, Bartle

Members were informed that an application for a new dwelling and 2 accesses (06/2012/0243) was dismissed on appeal in May 2013 as the replacement dwelling would be virtually 100% bigger in volume than the existing property. Members noted that the applicant had made an effort to reduce the size. Members noted that the current application is on a smaller scale, however on balance members **resolved** to oppose the application as it remains contrary to the aspirations of IPS 4.

06/2013/0831 1st floor extension above garage (amended scheme to 06/2013/0630) at 5 Daisyfields, Higher Bartle. Members **resolved** to leave to planning.

06/2013/0838 Change of use from Post Office to private dwelling and alterations to front elevation of 52 Woodplumpton Road. Members **resolved** to leave to planning.

06/2013/0845 Erection of a dwelling at 104 Woodplumpton Road. Members **resolved** to leave to planning.

It was **resolved** to adjourn the meeting at this point as Mr Hayes and Mr Hayward arrived to give a presentation on the Community Infrastructure Levy and its impact on Woodplumpton. The applicant for the 2 applications at Sandy Lane and Lightfoot Lane was also informed of the Council's pre-application comments. He stated that he was trying to address the concerns regarding the 2 properties north of 240.

Mr Hayes and Mr Hayward gave a presentation on Community Infrastructure Levy. CIL charges were adopted by the City Council on the 30th September and are now charged on most developments - CIL is not charged on the affordable housing element. The levy is used to provide new infrastructure pre-determined by the City Council on a regulation 123 list. Developers are liable for CIL as soon as the planning permission is granted, however payment is only due once work commences on site. The CIL liability is transferable if the land is sold with planning permission. Payments can be made by instalments with the first payment of 25% due as soon as work commences on site. Penalties can be applied if a developer does not provide the Council with a commencement notice. Once the CIL money is paid to the Local Authority, it may be accumulated to a certain level until enough is collected for a project to begin. The infrastructure requirements specified on the 123 list are greater than the amount of money raised through CIL so projects have to be prioritised. Where a Parish Council has a Neighbourhood Plan, 25% of the CIL money is passed to the Parish Council. If there is no Neighbourhood Plan, the amount is 15% - capped at £100 per existing property on the Council Tax register. Receipt of CIL is not obligatory and the Parish Council may choose not to receive all or part of it. A spreadsheet was provided showing the projected figures the Parish Council may receive although this is entirely dependent on how many homes are built each year. All contributions paid to the City Council will go towards the City Deal. The Parish Council may spend the money independently (in accordance with CIL regulations) or it can top up the City Council fund to enable them to provide a higher standard of facilities. A member of the public criticised the housing projections and the completion date for the infrastructure associated with City Deal. It was stressed that CIL is a new concept and there are many unknowns. The CIL level will be reassessed in 2015 and there will be further opportunities to assess the infrastructure and the options available to the Parish Council. The Chairman drew the discussion to a close.

95. COMMUNITY INFRASTRUCTURE LEVY ARRANGEMENTS

Members discussed the challenges and options that CIL money will bring to the Parish Council and acknowledged that it will be necessary to be kept informed of the City Council 123 expenditure in addition to assessing the needs and aspirations of the Parish Council area. Members **resolved** to look again at the advantages and disadvantages of commencing a Neighbourhood Plan.

Members **resolved** to reconvene the meeting, continuing with the planning applications submitted and considered under **MIN 94**.

06/2013/0865 Reserved Matters application for the appearance, layout, scale and landscaping of 205 dwellings (Phase 1) at Haydock Grange Hoyles Lane Cottam.

Members stated that NW Preston has been identified as a strategic location to accommodate in excess of 5,000 homes which will require additional roads and brand new utility services and each development should be required to clearly specify how it integrates with neighbouring developments and the NW Preston Master Plan.

It was **resolved** that the Parish Council neither opposes nor supports the application as there is insufficient information to determine whether the application meets the above criteria. Detailed comments were expressed in relation to the provision of a new foul sewer along Tom Benson Way, the adoption of a surface water lifting station, lack of information relating to the Traffic Management Plan detailing the routes for construction traffic, operational times, details of wheel washing facilities etc, the realignment of the road outside the Post Office, clustering of the affordable housing and alternative ecology mitigations. A copy of these comments is attached to the Minutes.

06/2014/0003 Agricultural livestock building at Lower House Farm, Lewth Lane. Members **resolved** to support the application as it would be an agricultural benefit to cattle in a rural area.

96. CONSIDERATION OF 14/15 PRECEPT

Members noted the projected budget based on the recommendations itemised under MIN 85. Attention was drawn to the fact that the budget expenditure was estimated at £25,300, nearly £7,000 more than the Precept. This deficit can be met out of the reserves, but there will be insufficient funds to purchase the solar powered SPIDS which the reserves funds were intended to finance. Members noted that the budget did not include the CIL projections identified in the discussions above.

The Clerk reiterated that CIL payments would only be paid to the City Council *once development commences* and as the City Council will be transferring the payments to the Parish Council on a twice yearly basis, it would be a high risk strategy to rely on CIL monies being received in the forthcoming financial year. Notwithstanding this, Members **resolved** to leave the budget as itemised, set the Precept at £18,375 and if necessary, phase the purchase of the SPIDS rather than buying them as a bulk purchase.

97. FINANCIAL STATEMENT

The Chairman verified that the statement of accounts reconciled with the bank statements for the end of December.

98. QUARTERLY BUDGET ANALYSIS 2013/14

Members considered the 3rd quarter's budget analysis (April to December) and the deficits against the budget. Members were already aware that the audit fee has been claimed back from the Village Hall Committee and community donations were an unbudgeted expenditure. The budget for the Lengthsman's maintenance has been exceeded due to repairs to the lawn mower. As the lawnmower is a Council asset, it was **resolved** to show these repairs against the asset repairs and purchases. Under MIN 160 it was resolved to allocate an additional amount of £500 to the Community Fete on the understanding that any underspend would be returned to the Council but the fete account balance had not been produced to the Council. Cllr Greaves will arrange for the balance sheet to be brought to the February meeting. Members **resolved** to approve the quarterly statement.

99. SLCC MEMBERSHIP

Members **resolved** to renew the Clerk's membership to the Society of Local Council Clerks with the cost being equally shared with Whittingham Parish.

100. ACCOUNTS FOR PAYMENT

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

Printing of Dec Newsletter	£180.90
Clerk's Dec Salary	£647.02
HMRC	£0.14
Lengthsman Contract 29 - 32	£352.50

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

Lengthsman Contract 33 - 36	£264.37
Lengthsman expenses	£23.90
SLCC Membership (Half)	£73.50
1/4ly Admin Expenses to December	£68.93
Clerk January Salary	£647.02
HMRC	£0.14
Lengthsman Contract 37 - 40	£176.25

Members noted that the Parish Lengthsman will be off work for 6 weeks due to a back operation in February. Members requested that the Clerk make enquiries regarding temporary cover with the details to be discussed at the February meeting.

101. TRAINING

Members **resolved** that Cllr Dalglish and Cllr Stewart attend the February financial training course at a cost of £50.

102. DEMENTIA AWARENESS SESSIONS

The City Council is supporting the 'Dementia Friends' campaign which aims to increase awareness of dementia and change the way people think, talk and act about dementia.

MIN 131 Members supported the initiative and expressed an interest in publicising and attending a session.

103. BUCKINGHAM PALACE GARDEN PARTY

Members **resolved** that Cllr P Entwistle be entered in to the ballot to attend the Garden Party accompanied by Cllr M Entwistle.

104. DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 17th February 2014** at 7.00pm in Catforth Primary School.