

WOODPLUMPTON PARISH COUNCIL

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

on **MONDAY 18th JANUARY 2016 at 7.00pm.**

- 112 PRESENT:**
- | | | | |
|-------------|---------------|-----------|------------|
| Chairman | Cllr S Morgan | | |
| Councillors | B Probin | M Greaves | B Dalglish |
| | M Entwistle | S Yates | M Stewart |

Approx. 12 members of the public including Cllr Sue Whittam, County Cllr George Wilkins and PCSO Dave Reid.

- 113 APOLOGIES** – none, all Councillors were present

- 114 APPROVAL OF THE MINUTES** of the meeting on the **16th November 2015.**
It was **resolved** that the Minutes be approved and signed as a true record.

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

All Members present 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 SO 38e and S101 of the Local Government Act 1972 and granted the requests under Section 33 of the Localism Act 2011

- 116 PUBLIC PARTICIPATION**

It was **resolved** that the meeting be adjourned for Public Participation.

Members of the public raised various concerns regarding the Boxing Day flooding particularly around properties 82 – 88 Woodplumpton Road and 110 Woodplumpton Road. It was stated that there was a significant issue with a manhole / drain in a field opposite 88 Woodplumpton Road which was allegedly never made fit for purpose when the sewers were put in 40 years ago. Several property holders reported problems with foul sewage and inability to flush toilets. Those affected were advised to report the problems to United Utilities, the Environment Agency and Environmental Health to ensure gardens and affected areas were properly cleaned.

It was confirmed, that in response to previous problems, UU have advised that the sewers are fit for purpose and in respect of the recent issues, LCC have stated that they are recording all reports of flooding and will use the information to improve the situation. In addition, LCC confirmed they were repairing a surface water drain which had been damaged by the erection of a telegraph pole.

Cllr Wilkins advised that a grant was available for those affected by flooding but residents expressed concerns regarding the lack of information available.

It was suggested that property holders affected by flooding email the Clerk so that examples can be included in any correspondence issued by the Parish Council.

Details of how to apply for grants will be forwarded to those who contact the Council.

It was stated that everyone rallied round to help on the day and specific thanks were expressed to Cllr Wilkins and Andy from 'Shift It' who helped to close the road and pump away the water.

With regard to other flooding incidents in the Parish, concerns were expressed that more needs to be done to encourage land owners to maintain ditches but an attendee stated that this should be a 2 way process and LCC must be prepared to help the landowners too.

Cllr Whittam informed the Council that PCC was considering their budget options and had proposed a £30 charge for the collection of brown bins. Those present expressed concern that the charges would affect the rural areas and would lead to an increase in fly tipping. The savings involved in sending a refuse vehicle to collect the few bins where residents were prepared to pay the charge was also questioned. The Clerk was requested to submit some comments under delegated authority.

The police reported that whilst crime was down, they had been very busy with residents calling the police in relation to flooding, mud on roads, fallen trees etc. The police are considering issuing residents with a fridge magnet or laminated card with key contact details of the various agencies. Several numbers are on the Parish Council website and the Clerk was requested to forward these.

Complaints are still being received about construction traffic but the firms can't be approached without the registration details.

A member of the public questioned the date the Travellers should leave the site as they were granted 3 year permission in January 11. This was extended for another 2 years in Jan 14 and it was felt they should be leaving in January 16.

It was **resolved** that the meeting be reconvened.

117 FLOODING

Following the discussion under public participation, it was **resolved** that the Clerk would contact LCC and United Utilities regarding the field opposite 88 Woodplumpton Road. In addition, the Clerk will request a summary of action from LCC and will suggest that they follow up their comments that there would be benefit in raising awareness regarding the maintenance of watercourses.

The Clerk will also confirm the grant arrangements for those affected by flooding and will email further details to any affected residents who contact the Parish Council.

118 NW PRESTON CONSTRUCTION WORKS

The Chairman reiterated his concerns regarding Cllr Swindells' reluctance to attend a Parish Council meeting to discuss the problems in NW Preston, however Members felt that more progress could be made by holding Cllr Swindells to account with factual evidence at the stakeholder meeting. It was **resolved** that a complaint would not be made to the standards committee however, as many councillors as possible would attend the Stakeholder meeting to raise concerns.

Cllr P Entwistle confirmed that the HSE has acknowledged the complaint regarding safety concerns associated with the road works.

119 PRESTON WEST DISTRIBUTOR & E-W LINK ROAD CONSULTATION

Several Members confirmed that they had attended the consultation events and had made individual comments. In relation to a reply to the consultation, Members accept the roads are necessary to support the new housing but still believe they should have been put in place before the housing developments started. Members questioned how LCC will minimise the impact of construction traffic given the problems associated with the housing construction and it was **resolved** that careful consideration will need to be given to the planning application to ensure appropriate conditions are included. It was noted that a bridge will be built over Bartle Lane and the Clerk was requested to ask what will happen to the closed road and the area around the Parish Council's commemorative tree.

120 PLANNING APPLICATIONS – TO NOTE

As a meeting did not take place in December, **Members were requested to NOTE** the following decisions made by the Clerk under delegated authority.

06/2015/0965 New vehicular access off Bartle Lane to include 1.35m gate posts and timber gate (retrospective application). Access to serve septic and oil tanks only. LCC no objections. **Leave to planning**

06/2015/0980 Erection of single storey wheelwright's workshop building on land adjacent Stone Chimneys bridge, Blackleach Lane, Catforth (Class B2).

Members supported a previous application as they felt it complied with SPD 3 as it was a small scale employment opportunity which would enable a wheelwright to continue his trade close to where he lives. The City Council refused the application due to insufficient justification for the use. The application has been re-submitted with a business case. **Resubmitted previous comments as there are no alterations to the concept of the application as previously considered by Members.**

06/2015/1009 Erection of single storey extension to rear of dwelling following demolition of existing conservatory at 9 Honiton Way, Cottam. Extension is on the existing conservatory footprint. **Leave to planning**

PLANNING APPLICATIONS – TO DETERMINE

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

06/2015/0992 Erection of replacement kennel block and indoor exercise area following demolition of existing kennel block and indoor exercise area at Landorn Kennels and Cattery, Tabley Lane, Higher Bartle.

Members noted that the business was affected by the creation of the E-W link road and they wished to support the continuation of a local business. Members felt that rather than creating an additional access off Tabley Lane, the entrance to the site should be accessed via the new E-W road junction however it was noted that LCC will carry out the new access work as part of the new road construction and had as such, they had no objections to the proposal.

MIN 121a Members **resolved** to leave to planning.

06/2015/0998 Prior notification submission for change of use of agricultural building to 2no. residential dwellings (Class C3) Whinneyfield Farm Whinneyfield Lane Woodplumpton Preston.

Concern was expressed regarding the access road and the isolated nature of the site, however, as the application is being considered under permitted development, it was felt that the access road is already being used to access the farm and the proposal would bring an agricultural building back into use, so no objections were raised.

MIN 121b Members **resolved** to leave to planning.

06/2015/1016 Change of use from office / light industrial (Class B1) to cosmetic treatment clinic (Class D1) Unit 9 Bartle Rural Business Park, Rosemary Lane, Bartle

MIN 121c Members noted the business park has several vacant uses and were supportive of the creation of a new business. Members **resolved** to leave to planning.

06/2015/1039 Erection of 1no detached dwelling with detached garage Land at Eden Cottages Woodplumpton Road Woodplumpton.

MIN 121d Members **resolved** to object to the proposal as the application states the dwelling will be “created in an entirely residential garden area with small shrubs and fruit trees”. Para 53 of the National Planning Policy Framework seeks to resist the *‘inappropriate development of residential gardens, where development would cause harm to the local area’*. Woodplumpton Village is not identified for development and as such the proposal is considered contrary to Policy AD1(a) of the adopted Local Plan. In addition, the area around Eden Cottages has been subject to severe flooding and it is felt that any increase on the existing network will exacerbate the problems.

06/2016/0001 Erection of single storey extension to rear and detached garage following demolition of existing greenhouse to Greenmore and change of use of part of Kingsway Nursery to residential curtilage to Greenmore and Westfield Kingsway Nurseries Newsham Hall Lane Woodplumpton Preston

MIN 121e Members **resolved** to leave to planning.

06/2016/0002 Erection of 13no detached dwellings and associated garages and boundary treatment and creation of 2 new vehicular accesses from Tabley Lane on land adjacent Brookfield Farm, Tabley Lane, Higher Bartle

Members noted that the application site is located some distance north of the proposed E-W link road resulting in a total lack of connectivity between the proposed development and other developments in the NW Preston area.

The draft S106 agreement refers to the Cil payment and a contribution to the E-W link road however there is no reference to supporting a local bus service and due to the proposed cuts in rural bus services residents will become reliant on cars. In addition, although the application states that cycling and walking links can be provided via the Public Right Of Way, no details or financial contribution has been provided.

The main site entrance will serve Brookfield Farm, but there is no explanation why one of the properties will be served by a private drive onto Tabley Lane. The creation of this additional access seems unnecessary and inappropriate given the proximity to the main entrance. Written assurances must be sought from United Utilities to confirm that the sewers can accommodate the additional waste.

MIN 121f Members **resolved** to strongly oppose the application.

06/2016/0010 Change of use of land and outbuilding to residential and erection of single storey extension to side and rear of dwelling (part retrospective) Crosses Farm Catforth Road Catforth Preston.

Members noted that a retrospective application was refused in September 2013 and the decision was upheld by a planning inspector in January 2014. As the original application was retrospective, Members are at a loss to understand why enforcement action was not taken and why the extension was not removed.

MIN 121g Members **resolved** to strongly oppose the application in accordance with the Planning Inspector's recommendation. It is noted that this application seeks to alter the existing gable end to a hipped roof, however this does not significantly alter the appearance of the extension particularly given that the property has already been substantially extended and occupies a prominent position on Catforth Road. On this basis the application is considered contrary to SPD 3.

06/2016/0013 Variation of conditions no.11 and no.17 attached to outline planning appeal 06/2014/0987, detailed traffic calming scheme and relating to level four sustainability rating under the Code for Sustainable Homes at Land to rear of 122-152 Hoyles Lane Cottam Preston.

MIN 121h Members noted there were no changes to the traffic calming scheme, just a revised reference to the drawing number. Members **resolved** to leave to planning.

121 2016/2017 BUDGET AND PRECEPT SUBMISSION

Members considered the revised budget estimate based on the suggestions put forward at the November meeting.

MIN 122a Members **resolved** to purchase an extension to the Christmas lights at Catforth and add a new set of lights at Woodplumpton.

MIN 122b Members **resolved** to set the precept at £26,375

122 MEETING TO CONSIDER CIL SUGGESTIONS

Members confirmed a working group meeting will take place on the 3rd of February at 7.00pm to discuss the replies to the CIL questionnaire.

123 REVIEW OF 3rd QUARTER ACCOUNTS 2015/2016

Members considered expenditure against budgeted items following the completion of the 3rd Quarter April – December. Members **noted** the positive balances in relation to the elections and audit fee but no virements were considered necessary.

124 SLCC MEMBERSHIP

Members **resolved** to renew the Clerk's membership to the Society of Local Council Clerks. As the Clerk works for 2 Parishes the membership cost will be shared equally by both Parishes at £83.50 each.

125 ACCOUNTS FOR PAYMENT

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

HMRC Dec	£50.97	CQ 1123
Clerks Dec Salary	£775.78	CQ 1124
Newsletter postage	£417.96	CQ 1125
Newsletter envelopes	£23.99	CQ 1126
Newsletter printing	£193.90	CQ 1127

125 b) Members resolved to approve the following accounts for payment

Clerks Jan Salary	£775.58	CQ 1128
HMRC Jan	£51.17	CQ 1129
Lengthsman Contract Dec	£352.50	CQ 1130
Lengthsman Contract Jan	£352.50	CQ 1131
Quarterly expenses	£53.83	CQ 1132
SLCC payment	£83.50	CQ 1133

126 FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled. Under MIN 107 Members resolved to include the Clerk as a service administrator to process electronic payments on the bank account. Members signed the relevant authorisation forms received from the bank.

127 BUCKINGHAM PALACE GARDEN PARTY

It was **resolved** that the Chairman will be entered into the ballot to attend the Garden Party at Buckingham Palace in May.

128 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 15th February 2016** at 7.00pm at Catforth Primary School, School Lane, Catforth.

Following the meeting, attention was drawn to a 'Message in a bottle' initiative promoted by Lions Club International which encourages people to store medical information in a bottle which the emergency services are trained to look for. It was suggested that the Parish Council could promote the initiative and the item will be added to the next agenda.

It was stated that several bollards have again been knocked down in Woodplumpton and it was suggested that we chase LCC regarding improvements as part of the CiL monies. This will be on the agenda once the replies to the consultation are known.

Residents living outside the Parish do not receive the parish newsletter and it was suggested the dates are advertised in the Focus magazine. The Clerk was requested to make enquiries if the information can be included free of charge.

Concerns were expressed about a barking dog which should be reported to PCC on 01772 906907