

WOODPLUMPTON PARISH COUNCIL
MINUTES OF THE MEETING HELD AT
CATFORTH PRIMARY SCHOOL, SCHOOL LANE, CATFORTH
on MONDAY 16th Jan 17 at 7.00pm.

95 PRESENT: Chairman Cllr S Morgan
Councillors Cllr M Entwistle, M Greaves, S Yates

2 members of the public.

96 APOLOGIES – Cllr P Entwistle, Cllr B Probin, Cllr M Stewart, Cllr B Dalglish

97 APPROVAL OF THE MINUTES of the meeting on the 21st November 2016.
It was **resolved** that the Minutes be signed as a true record.

98 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.

Cllr Yates declared a personal interest regarding 2 non-illuminated signs at Jane Lane Farm, Jane Lane, Preston as she can see the signs from her property

99 PUBLIC PARTICIPATION

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

Mr James informed the Council that the tennis courts at Woodplumpton and District Club had been cleaned, repaired and painted and Mr James is providing tennis coaching for juniors and adults. The Club is open to complete beginners and they now have 38 adults and 12 juniors. 90% of the current members didn't play tennis 2 years ago but some have represented the Club in a local league. Membership costs £65 per year, £20 for juniors. Membership includes access to the club house and floodlit courts. The Club has a face book page and tennis courts can be booked through an on-line booking system. Mr James was thanked for his presentation and Members **resolved** to include an article - to be provided by Mr James - in the next Parish Council newsletter.

100 PLANNING APPLICATIONS – TO NOTE

Members **noted** the following decisions made by the Clerk under Standing Order 40 - Delegated Authority.

06/2016/1108 Variation of condition 22 on application 06/2012/0822 relating to sustainable homes on land north of Lightfoot Lane, Bartle. The variation is as a 'formality' due to a change in government legislation.

Delegated decision - **Leave to planning.**

06/2016/1127 Outline planning application for 1 dwelling access only on land adjacent Kitts Cottage, Benson Lane, Catforth.

The applicant has stated that the dwelling should be approved as the City Council does not have a 5yr housing supply, however any demand for new dwellings can be met from the housing being built in NW Preston. The application does not involve the demolition or conversion of an existing building and the applicant has offered no justification for a new property in the open countryside but states that the proposal complies with Policy EN1 as it is an 'infill' plot between Kitts Cottages and New House Farm. Given the distance between these 2 properties, it is considered rather tenuous to suggest that the application is infill. In principle the Parish Council has been opposed to new dwellings in the open countryside unless sufficient justification is given.

Delegated decision - In the absence of any justification and the tenuous suggestion of an 'infill' site, **the Clerk opposed the application.**

06/2016/1148 Vary condition 12 on application 06/2014/0987 from 'unfettered vehicle and pedestrian cycle access' to unfettered pedestrian and cycle access at 122 – 152 Hoyles Lane, Preston. When 06/2014/0987 was approved, the illustrative plan included a vehicular, pedestrian and cycle link to land to the east of the site. Application 06/2016/0367 has now been approved on land to the east which only provides a footpath link – hence the application to vary the condition. If the vehicular link had gone ahead, a rat run may have been created which would allow traffic to cut through the estates avoiding the Sandy Lane / Hoyles Lane junction at the Post Office. The application is considered to be a non material amendment not subject to consultation. Delegated decision – **leave to planning**.

PLANNING APPLICATIONS

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

06/2016/1158 2 detached dwellings following demolition of buildings at Garlick House, Green Lane, Catforth. Members noted that the site is in open countryside and a previous application 06/2016/0892 for 4 dwellings had been withdrawn. Members were of the opinion that 2 dwellings on the site of former buildings would be preferable to 4 dwellings in the open countryside, however, Members expressed concern that whilst one dwelling is to be constructed on the site of a former barn, the other dwelling appears to occupy a footprint substantially larger than the original farmhouse which is considered contrary to SPD 3.

Members are also aware that Green Lane has recently had subsidence issues and any increase in use may exacerbate the current problems. Members noted that the 'unmade track' leading to Garlick House is actually a PROW (FP14) and if the application is approved, members feel measures should be put in place to safeguard the safety of ramblers. Members **resolved** to submit the above comments to planning.

06/2016/1164 Outline application for 1 dwelling (access only) on land between 3 Spa Cottages and Laburnum House, Bartle Lane.

Members noted that land to the south of Bartle Lane is in the strategic location for development but land to the north is still in the open countryside and the applicant has not offered any explanation regarding why the dwelling is needed in the open countryside. The application states the plot has a frontage of 38m yet the nearest 3 cottages share a frontage of just 50m. This illustrates that the new dwelling will be significantly different from the neighbouring cottages and it is considered that the development will have an adverse impact on the character and appearance of the area. Members also consider that as there is some considerable distance between the proposal and Laburnum House, it cannot be considered an infill site. Members **resolved** to oppose the application.

06/2016/1177 Change of use of land for siting 1 caravan at Moons Bridge, Moons Marina, Hollowforth Lane

Members noted that the application has been submitted following the receipt of an enforcement letter in June 2015 and questioned why it has taken 18 months for the application to be submitted. Members acknowledged that the applicant has been on the site for over 20yrs but noted that additional housing needs can be met locally from the new housing in NW Preston. Members also noted that advice was given to locate the caravan next to the existing dwelling - but the application has not been submitted on that basis. As the advice has not been followed, Members **resolved** that the application should be refused.

06/2016/1194 Outline for application for 2 dwellings and associated works at Whinneyfield Farm, Whinneyfield Lane, Preston

Members were informed that application 06/2016/0987 - *prior notification for the change of use of an agricultural building to 3 dwellings* - was not determined in the 56 day determination period, so the development can commence in accordance with the plans. Members were also advised that the planning statement for 06/2016/1194 states that *if the 2 dwellings now applied for, are approved, the applicant would seek to formally relinquish any consent provided under 06/2016/0987.*

Members expressed concern that although this is stated in the planning statement, if 06/2016/1194 is approved, a condition must be attached to the consent to ensure that 5 dwellings are not constructed - 3no under 06/2016/0987 and 2no under 06/2016/1194.

Members noted that whilst the conversion of redundant barns to new dwellings can be considered as permitted development, application 06/2016/1194 is primarily to create 2 new dwellings for the family to live and work within the farm environment.

As the farm is located in the open countryside, any local need for dwellings should be met from the new housing being provided in the NW Preston strategic location.

Consequently it was questioned whether the application should be accompanied by a statement of need so that it can be considered under Policy HS5 Rural Workers Dwellings. Without such a statement, the Parish Council finds it difficult to accept that there is a need for 2 new dwellings in the open countryside.

Members also wish to reiterate the concerns made under 06/2016/0987 in that the site is served by an unadopted road which is also a public right of way accessed by FP 57, 58, 59 and 60. Members note that LCC Highways have stated that the removal of the agricultural buildings will reduce heavy traffic along the public footpath - but this view is not substantiated as other buildings within the site are still used for agricultural purposes. It is considered that the comments made by LCC further substantiate the need for a full agricultural needs assessment to be carried out on **all** activities carried out at the farm. Members **resolved** to submit the above comments to the planning department for their consideration.

06/2016/1225 variation of condition 1 attached to 06/2006/0967 regarding opening hours at units 3,4,5 and 6 Bartle Court Business Centre, Rosemary Lane

Members were advised that the site is located in a residential area and restrictions were placed on the opening times to safeguard the amenities of the occupiers and residents. Members noted that the City Council approved application 06/2016/0902 to allow the units to operate from 07.00 - 19.00 7 days a week. This application now seeks to extend the opening hours from 07.00 - 22.00 including Sundays and Bank and Public Holidays. Members **resolved** to strongly oppose the application as it may set a precedent for other units to extend their opening hours and it has been submitted just 1 month after the extension to 19.00 was approved.

06/2016/1262 Two storey rear extension at Moorside Villa, Moorside Lane, Preston. Members **resolved** to leave to planning.

06/2016/1263 1 detached dwelling on land adjacent East View Barn, Cinder Lane. Members noted that the Design and Access states that the site was formerly a garden area and Members understand that the NPPF implies that planning authorities should seek to resist inappropriate development of residential gardens, however as the area had previously been used to site a shed, it was felt that this use meant the site was not a 'traditional garden' area.

Members felt that as the site was an 'end plot' it could not be classed as infilling within groups of buildings and **resolved** that it should be refused as it would mean the creation of a new dwelling in the open countryside.

06/2017/0003 2 non-illuminated signs at Jane Lane Farm, Jane Lane, Preston

It was noted that the application was accompanied by 2 letters of support from the land owners where the signs are being displayed.

Members **resolved** to support the signs as they promoted a local business which was considered important to a rural community.

101 REVIEW OF 3rd QUARTER ACCOUNTS 2016 / 2017

Members considered expenditure against the budgeted items. Members noted the over spend on the employer NI contributions following the invoice received and paid under Min 87 of the November meeting. Members also noted the asset purchase in relation to new Christmas lights. Members **resolved** that no virements were required.

Cllr Greaves presented a receipt for £25.15 in relation to the refreshments for the Woodplumpton Carol service. Members **resolved** to approve the expense.

102 FINANCIAL STATEMENT

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

103 SLCC MEMBERSHIP

As the Clerk works for 2 Parishes it was suggested that the SLCC membership of £157 was equally shared at £78.50 each. Members **resolved** to renew the Clerk's membership on those terms. It was noted that this amount does not include the union subscription to the Society which may be paid by the Clerk.

104 ACCOUNTS FOR PAYMENT

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

Clerks Dec Salary	£1,016.42	BACS
Defibrillator	£4,744.20	BACS

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

HMRC Dec PAYE	£96.96	CQ 1187
HMRC Dec employer NI	£60.36	CQ 1188
Clerks Jan Salary	£1016.62	BACS
PCC Printing of the Dec Newsletter	£123.75	CQ 1189
HMRC Jan PAYE	£96.76	CQ 1190
Quarterly expenses	£45.93	BACS
HMRC employer NI	£60.36	CQ 1191
SLCC payment	£78.50	CQ 1192
Woodplumpton Refreshments	£25.15	CQ 1193

105 2017/2018 BUDGET AND PRECEPT SUBMISSION

A revised budget was presented to Council based on the estimated end of year balances and the comments made at the November meeting.

Members **noted** that the Church had requested a contribution towards the emptying of their brown bins and stated that if approved, it would set a precedent and could generate requests from other community groups.

The Clerk advised that in setting the budget, Members only needed to consider the amount to be included in community donations. All requests for expenditure would need to be included as a separate Agenda item. Once the budget amount is agreed, Members would need to decide whether to award individual amounts from the 2017/18 accounts commencing on the 1st April. In response to a question, it was confirmed that the 2016/17 amount has not yet been allocated.

Members **resolved** to include £200 in the budget towards community donations and confirmed that any organisation wishing to apply for a donation must do so in a letter to the Parish Council and each application will be considered on its merits.

Members **resolved** to approved the revised budget and set the Precept for 2017/2018 at £26,375.

In making the above decision, Members confirmed that the funding for the Parish Lengthsman would be met partly through the Parish Precept and partly through CIL. Members noted that the Clerk has not received a reply to the letter sent in November, no further log sheets have been received, cheques 1175 & 76 have not been banked and the lengthsman has not been in touch to query why further payments have not been made. Members noted that *'either party may terminate the Contract forthwith by written notice if the other party is in breach of its obligations'*. It was **resolved** that a letter should be sent to the lengthsman to advise that the existing Contract will be formally considered at the February meeting but in discussing the arrangements for a new contract for 2017/18, Members have proposed that a new contractor is appointed.

106 CIL ANNUAL REPORT AND UPDATE ON CIL ITEMS

The Parish Council is required to publish on its website an end of year CIL report for 2015/16. The report has been drafted but the figures differ from the report published by the City Council and this is being queried by the Clerk. As the Parish Council accounts have been audited and the amounts concur with the bank statements, members **resolved** to publish the Parish Council figures.

Highways – At the Nov meeting, Members noted that LCC were considering the comments sent in relation to the plans for Woodplumpton. Plans for Catforth were received on the 22nd Nov after the Parish Council Meeting. Members **resolved** that the Clerk ascertain some dates for another meeting to discuss both sets of plans and determine how the Parish Council's ideas can be taken forward.

With regard to the wider development of NW Preston, and the Parish Council's request that the City Council meet with United Utilities to discuss the drainage and connection concerns at Hoyles Lane, Members were informed of the City Council reply dated the 2nd December and **noted** that Lea and Cottam Parish Council had raised further questions and had issued a reminder on the 10th January. The Clerk will continue to monitor the situation.

Play Area – The TESCO grant application result will be known at the end of January. The City Council have advised the earliest work can commence is February but as the painting and regrading work cannot take place until the dry weather, it may be best to wait until the Spring. Members agreed to have the work completed in one contract but in view of the delays to date, they wish to be completed as soon as possible. Broughton Parish Council have complained about the Norcross webbing and Members were encouraged to visit other sites where it has been used. Members stated that whatever surfacing was used, the site would benefit from improved drainage but as the Parish Council is paying for the equipment, it can not meet any additional costs.

Defibrillator – Orders were placed for 2 defibrillator devices and Cllr Entwistle will liaise with the Wheatsheaf and Catforth Village Hall regarding the electrical installation.

Flooding – £5,000 has been awarded for the French drain in Woodplumpton and in accordance with the grant conditions, PCC have been requested to provide copies of the quotes and permission from the landowner.

Memorial – an email has been sent to the contractor requesting a start date.

Preston Grasshoppers approached the Clerk stating they may be able to work with the Parish Council to improve community facilities / services as they could provide staff to run a service that the Parish Council is unable to deliver. As the Club is still developing its own business plan and as the Parish Council does not know when CIL funds will be available, it was agreed that the Club would not attend a Parish Council meeting at this stage but the approach will be **noted** when considering CIL items.

107 CITY COUNCIL BUDGET PROPOSALS

Members **resolved** not to reply to the consultation because apart from a rise in Council Tax, the consultation did not include any specific increase affecting rural residents.

108 PARISH CONFERENCE ATTENDANCE

Cllr M Entwistle stated that she may be able to attend the Parish and Town Council Conference with the Chairman. It was **resolved** that 2 provisional spaces are allocated.

109 2017 TRAINING SCHEDULE

Members **noted** the training schedule for 2017/18 and will reconsider attendance as and when the need arises.

110 BUCKINGHAM PALACE GARDEN PARTY

Members noted that the Council is required to nominate the Chairman or a long serving Councillor to be entered into a ballot to attend a Garden Party at Buckingham Palace in May. As the Chairman has attended previously, it was **resolved** that Cllr Probin be put forward as the longest serving member.

111 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 20th February 2017** at 7.00pm at Woodplumpton Parish Rooms, rear of St Anne's Church, Wodplumpton.