

WOODPLUMPTON PARISH COUNCIL
MINUTES OF THE MEETING HELD AT
CATFORTH PRIMARY SCHOOL, SCHOOL LANE, CATFORTH
on MONDAY 18th July 16 at 7.00pm.

- 35 PRESENT:** Chairman Cllr P Entwistle
Councillors B Dalglish, M Entwistle, M Greaves
S Morgan B Probin, M Stewart
S Yates

5 members of the public.

- 36 APOLOGIES** – None, all Councillors were present

- 37 APPROVAL OF THE MINUTES** of the meeting on the on 20th June 2016.
It was **resolved** that the Minutes be signed as a true record.

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

During the CIL discussion on the location of defibrillators, Catforth Village Hall was suggested as a possible location and Cllr Yates declared a personal interest as she is a member of the Village Hall Committee.

39 PUBLIC PARTICIPATION

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

3 residents spoke against application 06/2016/0407 for a new dwelling at Benson Lane Catforth. They stated that whilst they understood Preston was under pressure to build more houses, they felt the application was being pushed through by the applicant who had sufficient knowledge to 'play the system'. Concerns were also expressed that planning officers had stated the application would be approved regardless of any objections because they considered it to be an infill site.

Residents confirmed they had contacted ward Councillors to request that the application is called before planning committee, but as the original application had been advertised more than 21 days ago, a 'call in' was not possible.

The original submission indicated that the property would be built on the site of buildings to be demolished – effectively making it a brownfield site. The residents stated the buildings had been erected without planning permission and the applicant was trying to give the impression that the site had been used for industrial purposes. They referred to problems with a development on Bay Horse Lane and stated that the history of the site should be checked thoroughly before any permission is granted.

With regard to the amended plans, the proposal is for a bigger house which is not on the footprint of the buildings to be demolished. The proposal also includes the removal of a substantial length of hedgerow and does not include a garage or any storage space leading to fears the site will be developed further in the future.

The residents stated that as tenants of the land, every effort should be made to preserve the hedges for future generations. Once removed, the site will be more open which could cause problems with livestock and will reveal a large red, rectangular building completely out of character with the area. If the application is approved, residents requested that the planning conditions include details of the construction times to avoid noise and disturbance to residents.

As there were no other issues, it was **resolved** that the meeting be reconvened.

40 PLANNING APPLICATIONS

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

06/2016/0407 1no. dwelling following demolition of existing buildings on land at Benson Lane, Catforth.

Members were reminded that the application was considered at the June meeting, but due to the submission of revised plans, the Clerk had requested an extension of time to allow Members to reconsider the proposal, especially as Members had requested clarity on the implication that the site had previously been used for industrial purposes. It was noted that the planning officer has confirmed there is no record of previous industrial use on the site. Members considered the amended plans and noted the revised proposal is for a 2 storey property whereas the original submission was single storey with the first floor being in the roof space. The alteration has resulted in an increase in height of 1.35m. Significantly, the dwelling has been moved forward within the plot and is no longer being built on the footprint of buildings to be demolished.

Members **resolved** to object to the application for the following reasons.

The proposal is no longer on the footprint of the buildings to be demolished and is considered to be development in the open countryside. The proposal is of a bigger size and shape than the original plans and will have a detrimental impact on the character of the rural area. The proposal is not in keeping with neighbouring properties which are traditional cottages. Removal of the hedgerow will significantly alter the rural aspect of the area and as the plans do not show any facilities for bins or other storage, their removal will have a significant impact on the visual impact of the site.

06/2016/0501 Prior notification submission for change of use from agricultural building to 1no. dwelling at Carr House Farm, Inskip. Members noted that the application is a prior notification for the conversion of an agricultural building to a dwelling which may be considered as permitted development. Members **resolved** to leave to planning.

06/2016/0547 Alterations to roof of dwelling and outbuilding at Fell View, School Lane, Catforth. Members **resolved** to leave to planning.

06/2016/0549 Two storey extension to form 12no. bedrooms at Priory Hospital, Rosemary Lane, Catforth. Members noted that the building is screened by trees and parking is provided within the grounds. Members **resolved** to leave to planning.

06/2016/0552 Outline application for up to 175 dwellings (access applied for only) at Tabley Lane, Higher Bartle. Members noted that the site lies within the NW Preston strategic location and approval is being sought for the access only. Members noted that whilst there is a cul-de-sac to allow connectivity to land at the south of the site, until that land comes forward for development, the sole access will be to and from Tabley Lane. The planning statement states the site has the potential to come forward in advance of the completion of the PWDR/ E-W link road, but the site is located in phase 3 of the NW Preston Masterplan and early approval will result in the site being developed before the supporting infrastructure is in place. Furthermore, the planning statement confirms the access is in a location which is currently approached in excess of the speed limit. Members **resolved** to oppose the application on the grounds that the site is premature with no confirmed connectivity to other sites, resulting in a significant increase in traffic on Tabley Lane with no traffic calming mitigation between the access and the proposed E-W link road.

06/2016/0579 7no. detached dwellings with access, landscaping and associated works at Woodlands Barn, Bartle.

Members queried whether there should be provision for affordable housing as the site was for more than 5 properties. It was also queried whether the site had been split into 2 applications to avoid provision on the 2nd application. The meeting was temporarily adjourned as Cllr Thompson stated the affordable threshold had been increased and now only applies to sites of more than 10 homes. The Clerk will query this with planning as the Parish Council has not been informed of the policy alteration.

The design and access statement states the proposal is for a small housing estate on an empty grass field with mature trees, hedges and shrubs which will remain in place. It was noted that the proposal is for 5no 2 storey properties and 2no 2.5 storey houses. Members acknowledged that the site is located in the NW Preston strategic location and fronts Bartle Lane which has a mix of cottages, bungalows and 2 storey properties. Members felt the addition of 2.5 storey properties adjacent to the cottages and bungalows will affect the character and have an adverse impact on the area.

The site is to the extreme north of the strategic location and as such, it is impossible to confirm that the proposed design will blend sensitively with the remainder of the development. It is also unclear whether development along the frontage of Bartle Lane will prejudice the delivery of the land to the south of the site.

Bartle Lane is part of the Lancashire cycle network and allowing additional accesses may increase the risk of accidents and will prejudice the creation of verges and a shared cycle / footway which is a key feature of the design and character of roads as detailed in the NW Preston Masterplan.

For the above reasons Members **resolved** to oppose the application as they considered it to be premature and contrary to the aspirations of Policy MD2 and the NW Preston Masterplan.

06/2016/0580 3no. detached dwellings with access, landscaping and associated works at Woodlands Barn, Bartle.

The design and access statement states the proposal is within the boundaries of Woodland Barn – currently a domestic garden for the past 20yrs. The proposal is for 2no 2 storey properties and 1no 2.5 storey house.

Members acknowledged that whilst the site is located in the NW Preston strategic location, the site is on the northern most boundary and is fronted by open countryside.

The application is for 3 properties positioned one behind the other, and the layout is considered to be impractical as property C is located away from the Bartle Lane, making servicing difficult.

Members **resolved** to oppose the application on the grounds that the design and scale is not in keeping with the character and appearance of the area; there would be an adverse impact on residential amenity due to the tandem layout and the proposal would lead to an over-intensification of a site currently used as a domestic garden.

06/2016/0595 First floor extension to side of 7 Daisyfields, Higher Bartle.

Members **resolved** to leave to planning.

06/2016/0046 Lancashire County Council application for the construction of the Preston West Distributor Road, Cottam link road and East – West Link road. Including a new motorway junction to the M55, cycle track alongside the highways and associated contractual works at Lea, Cottam and NW Preston.

Members **resolved** that the Clerk would reply to the application by stating that every effort should be made to ensure that the section of Bartle Lane to be replaced by a bridge, is inaccessible to traffic to avoid unnecessary access and flytipping. Reference is also to be made to the protection of the tree planted in 1953 to commemorate the Queen's Coronation.

The NW Preston Masterplan indicates that traffic will be encouraged to travel along the E-W link instead of using Sandy Lane and Tabley Lane, but it was felt that the E-W proposal should include greater clarity regarding how traffic will be deterred from travelling through Woodplumpton to access the E-W link road and the A6.

41 NW PRESTON MASTER PLAN CONSULTATION

Members noted that PCC have released a consultation on the masterplan for the NW Preston area. Members were encouraged to attend a drop in session on Weds 20th July at Preston Grasshoppers between 3.00 and 7.00pm. Members **resolved** to delegate the Parish Council's response to the Clerk who will try to reflect the general comments made by the Parish Council in response to planning applications.

DOC2 Masterplan - Reference will be made to the lack of phasing - which could result in proposals being approved even though they are in isolation to other sites – and the lack of timescales for the delivery of infrastructure - which could lead to the unsustainability of the site as 'house only' applications will be submitted and approved.

DOC3 E-W Link – Comments are covered in the planning application above but it will be stressed that every effort must be made to ensure traffic accesses the E-W link road and does not continue into Woodplumpton.

DOC4 Greenspace – Concerns will be expressed regarding the inability of the Council to maintain verges and existing green space areas and the lack of involvement for the Parish Council.

42 FINANCIAL STATEMENT

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

43 REVIEW OF 1st QUARTER ACCOUNTS

- a) Members considered progress against budgeted items following the completion of the 1st Quarter April – June and **noted** that there were no significant variations. Members also **noted** that £75,000 is the maximum qualifying amount under the Financial Services Compensation Scheme and the Council's bankers will no longer offer free banking if the amount in the account exceeds £100,000. The Clerk is making enquiries to open another bank account prior to additional CIL monies being received in October.
- b) The Clerk explained that the City Council had requested that the Parish Council apply for a £5,000 grant to assist with drainage in the village, however, due to holidays and a misunderstanding regarding which grant to apply for, the application was not submitted by the closing date. Members **resolved** to pay for the drainage system from the CIL monies subject to confirmation of the costs involved.

44 PENSION ARRANGEMENTS

Changes in legislation mean that employers have a statutory responsibility to enrol employees into a pension scheme. The Parish Council must complete this process by October 2016. The Government has set up a National Employment Savings Trust (NEST) which must accept all employers that ask to join it. Other pension schemes are available but the Council has indicated that NEST would meet its current requirements. It was **resolved** that the Council will use NEST in relation to a pension for the Clerk. The contribution levels will be in accordance with Government guidance and a direct debit mandate was signed to that effect. As the Clerk's employer, the Chairman will sign the statutory letter to initiate the scheme.

45 ACCOUNTS FOR PAYMENT

Members are requested to approve the following accounts for payment

Gateway invoice	£1.00	1164
Quarterly Expenses Apr - June	£116.72	1165
Clerk's July Salary	£1016.62	1166
HMRC	£86.76	1167
Lengthsman Contract	£352.50	1168

46 CHRISTMAS TREE / LIGHTS AT THE ORCHARD

Cllr Greaves put forward a motion to display Christmas lights at the Orchard instead of the Community Garden as he considers the tree in the Community Garden is set too far back for the lights to be visible, however it was stated that as the tree is set back, it is an ideal location for residents to gather safely for Christmas carols.

It was suggested that Christmas lights could be displayed at both sites.

It was **resolved** that the Clerk approach Community Gateway - as the owners of the land at The Orchard - to see if they would support the addition of lights and approach LCC to see if the electricity supply can be sourced from a lamp post. The Clerk will also confirm how much it cost to put a new electric supply in the Community Garden.

47 REVIEW OF CIL ITEMS

Members **noted** the following updates relating to CIL expenditure.

Play area – PCC are meeting various companies and have asked them to quote for

- 2 alternative multi units to replace the removed item on a similar footprint
- Removal of the small yellow climber and provide 2 alternative non climbing items again to fit on a similar footprint
- Resurfacing of all the existing rubber tiles including an option for the picnic tables, with Nottsward or a similar sand filled overlay in green
- Painting of the swings & roundabout & gates
- Grass matting or flagging of the area immediately by the pedestrian gates

- Re-grading & seeding / turfing of the grass area between the main gate, swings, climber & picnic tables to give smoother access

The quotes will not be available until the w/c 18th July at the earliest.

Cllr Dalglish stated that he had spoken to the children at the school and they would be happy with any equipment which had a raised platform, bars to swing from, a slide and a den area. It was **resolved** that the Clerk will circulate any quotes received prior to the September meeting so that any queries can be ironed out with the City Council prior to the Parish Council making a final decision on the donation / equipment in September.

Highways – Meetings took place with LCC to discuss the highway improvements / traffic calming for both villages and it was agreed that the plans would be prepared for the 1st week in July but they have not been received. LCC have been reminded and asked to provide dates to discuss the plans.

Members stated that it would be difficult to get together during July and August as several Members are on holiday. It was **resolved** that the Clerk try to get the information by email and circulate to Members in preparation for a meeting early in September.

Defibrillator – Following the June meeting, information on different defibrillators and boxes was circulated by Cllr P Entwistle. It was **resolved** that a fully automatic device was preferred. Members discussed various locations including Catforth Village Hall, The Plough at Eaves, The Post Office on Hoyles Lane and Woodplumpton School. It was noted that Woodplumpton School are prepared to make their device accessible providing the Parish Council supplies the appropriate box, however it was suggested that it may be advisable to purchase 2 identical devices to assist with training etc. Details of the school device were passed to Cllr Entwistle who will check the cost of a box and whether the device is similar to the model he is proposing to the Council. It was **resolved** that the locations would be Catforth Village Hall and Woodplumpton School. Devices for the Plough at Eaves and the Post Office may be purchased at a later date depending on the feedback for the 2 devices being purchased.

War memorial – A third quote is still needed for the memorial works.

48 LENGTHSMAN'S CONTRACT

Members resolved to increase the Lengthsman's hours from July to improve and enhance the infrastructure and appearance of the Parish. Members were requested to notify the Clerk of any additional tasks to be added to the work programme to reflect the increase in hours. It was **resolved** that the new programme be discussed with the Lengthsman and the contract signed for the remainder of the financial year.

49 LALC AGM

It was **resolved** that Cllrs M and P Entwistle will attend that LALC AGM on Saturday 19th November at 10.00 at County Hall, Preston. A resolution for the AGM to consider was not put forward. Members confirmed they were unable to attend the community engagement workshop on Tuesday the 27th September.

50 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 19th September 2016** at 7.00pm in Woodplumpton Parish Rooms, rear of St Anne's Church, Woodplumpton.

An update was given on the Community Fete which will take place on the 3rd Sept. The archery and battle re-enactment have been confirmed and 22/23 stalls are booked. Volunteers are needed both to set up and clear the event and the Clerk was requested to add this to the newsletter publicity. A community bus service is still planned between Catforth and Woodplumpton.

The Clerk was requested to report that the hedge needs cutting between Whittle Hill and Newsham Hall Lane.

END