

WOODPLUMPTON PARISH COUNCIL

MINUTES OF THE MEETING HELD AT CATFORTH PRIMARY SCHOOL, SCHOOL LANE, CATFORTH

on MONDAY 16TH JULY 2018 AT 7.00pm.

Cllr P Entwistle was appointed Chairman due to Cllr Greaves's late arrival.

- 43 PRESENT:** Chairman Cllr P Entwistle,
Councillors Cllr M Entwistle, Cllr M Stewart, Cllr S Morgan.
Cllr M Greaves & Cllr B Probin arrived in public participation.

4 members of the public, Mr Hill Parish Lengthsman, PC Geldard

- 44 APOLOGIES:** Cllr B Dalglish, Cllr S Yates

- 45 APPROVAL OF THE MINUTES of the meeting held on 18th June 2018**

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

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

There were no declarations of interest.

- 47 PUBLIC PARTICIPATION**

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

PC Geldard explained that he had moved to Broughton along with other 2 PCs and was covering as a wildlife officer. He ran through the crime statistics for the area and explained that the police recording boundary may not accurately match the Parish boundary.

Recorded crimes were low and comparable to last year's figures. It was noted that speeding concerns have risen in Broughton following the introduction of the 20mph limit and works will start shortly on the installation of a new pedestrian crossing.

In reply to a query, those present were informed that a meeting will take place between LCC, the contractors and the police to discuss the increase in accidents at Broughton crossroads. PC Geldard noted concerns about late night speeding on Broughton by-pass.

A resident queried the progress on the Woodplumpton traffic proposals.

Cllr Greaves arrived at this point and replied that the draft schemes were back from LCC. They had been considered by individual councilors and would be discussed collectively under Agenda item 13. If the schemes were approved, they would be sent back to LCC to enable them to complete the costs, safety checks and legalities. The Parish Council has the CIL monies in place and can see no reason why there should be any delay but as we are reliant on LCC, a timescale can't be provided. In the interim, all traffic related concerns regarding parking and speeding should be reported to the police. It was stated that the traffic police seem to be permanently in Broughton and PC Geldard stated he would ask for enforcement in Woodplumpton and Catforth. A request was made for monitoring to take place between 5.30 and 6.00pm but it was stated that the Road Safety Partnership often operates on a lower shift ratio.

A resident had contacted the Clerk with a complaint about burning rubbish and was advised to complete a form on the City Council website. The matter was raised again and the same advice was given. He was also advised to contact the Environment Agency.

It was reported that the Environment Agency had been called to investigate a foul smell allegedly coming from Ambrose Hall Farm and it was questioned if the Parish Council was aware of the matter. Cllr Greaves explained he had also been in contact with the Environment Agency and the smell may be because the farm has substantially increased the amount of poultry and livestock. The Clerk stated that the Environment Agency had contacted the Parish Council to request that any further complaints are reported directly to them. An article with the provided contact number will be included in the Summer edition of the Parish Newsletter.

Woodplumpton Action Group would be holding a litter picking event at 10.30 on Sat 21st Sept and any volunteers would be welcome.

A member of LLARA and a resident addressed the Council regarding application **06/2018/0597**. Their concerns included that the access will be onto Lightfoot Lane instead of the E-W link road; the demolition of 248 Lightfoot Lane and the new built houses will change the character of the area, which includes existing older properties and bungalows; houses will be built within 3ft of some existing properties and the development affects the Guild Wheel.

Concerns were expressed regarding the amount of rural planning applications being submitted whilst the City Council does not have a 5 year supply and it was mentioned that a field behind White Cross, Whittle Hill had been sold to a developer and an application may follow. It was also mentioned that parcels of land had gone up for sale in Catforth, but it is understood they are being sold for agricultural use. The Clerk explained that Preston Area Committee had sent an email to the Director of Planning asking what the City Council would do to protect the rural identity of the villages as they had no confidence in the planning supply figures. Members will be updated on the response.

The Parish Lengthsman stated that he had spoken to a member of the fire service and had been told that due to the number of applications being processed, they did not have time to consider them all. This information had been passed to the Clerk in advance of the meeting and will be covered under Agenda item 6.

It was noted that the CCTV camera is now in place. It was confirmed that the Policy relating to its use has been added to the website.

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

48 POLICING PROVISION

Under **MIN 33** of the June meeting, Members **resolved** to send a letter to the police voicing the Council's frustration that the local police were operating without a 4 x 4 vehicle. In response, the Clerk, Cllr M Entwistle and Cllr P Entwistle (who chaired the meeting) were invited to a meeting on the 12th July to discuss the letter with senior officers.

Cllr P Entwistle provided feedback from the meeting and explained that whilst Insp Clegg had outlined the difficulties in obtaining a new vehicle, he was confident that one could be procured. Discussions also took place on the lack of urgency in responding to rural crime and problems with the 101 reporting system and reassurances were given that these concerns are being addressed. Members **resolved** to include an article in the Parish newsletter to encourage residents to report police incidents and **resolved** to follow up on the police vehicle in September.

49 FIRE SERVICE COMMENTS ON PLANNING APPLICATIONS

It is understood that the fire service is a statutory consultee on planning applications and provide advice in respect of access for fire appliances and water hydrants. As reported under public participation, concerns have been expressed that the fire service '*does not have the time*' to visit all planning application sites and they did not comment on the Plumpton Field application. The Clerk queried the situation with the Fire Service and whilst they admit all sites may not be individually inspected, access requirements and proximity to hydrants are standard issues and supporting information could be included with the decision notice.

On checking the situation with Plumpton Field, the Clerk established that whilst Preston Fire Service were consulted on an outline application for 15 dwellings at Lightfoot Lane – they were not consulted on the Plumpton Field application – despite a previous refusal relating to poor sightlines at the access. In light of the Grenfell Tower disaster, Members expressed concern regarding the inconsistency between the consultations and **resolved** to query the reason with the planning department.

50 PLANNING APPLICATIONS

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

06/2018/0515 Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission **06/2017/1056** for 2no. agricultural workers' dwellings and associated works at Whinneyfield Farm, Whinneyfield Lane.

When considering the outline application **06/2017/1056** Members noted that it contained a draft legal agreement confirming that application **06/2016/0987** will not go ahead if the application was approved. Members also noted that the applicant had submitted an agricultural appraisal confirming that there is an essential need for the applicants to reside on the holdings. **MIN 50a)** Members **resolved to support** the application providing the legal agreement is followed and an agricultural occupancy condition is attached.

06/2018/0517 Conversion of 1 no dwelling to veterinary surgery (Class Sui Generis), erection of single storey extension to rear, formation of car park to front and side and new vehicular access onto Tabley Lane at Newfield, Tabley Lane, Preston.

Members noted that the site is in the NW Preston strategic location which is a residential led, mixed use development. The site is opposite Landorn Kennels and as such, existing residents are used to 'business activity' in the area – however the kennel opening times are 9.30 – 4.00 so the proposed opening times of this application (8.00am – 7.30pm) are considered excessive in a residential led area. It is noted that there will be 12 car parking spaces (4 staff and 8 for customers) however, the application states *it is anticipated that there will be 5 full time staff* and given that the seating area is designed to accommodate 17 clients - it is questioned whether the car parking provision is adequate. The Masterplan seeks to restrict the addition of traffic on existing roads and if approved, it must be made clear by way of a condition, that parking on Tabley Lane will be forbidden. Additional pavements should also be provided by way of a S106 agreement to encourage pedestrian access. **MIN 50b)** Members **resolved** to object to the proposal due to the extended opening hours, increase in traffic, insufficient parking and lack of pedestrian access.

06/2018/0535 Replacement of former cattery building by extension to provide garage and store for medical supplies and equipment relating to a disabled occupant at Oaktree House, Roots Lane, Preston.

Members noted that approval was granted for partial demolition and an extension of the building but due to unforeseen circumstances, the whole structure was demolished resulting in this application for a new build structure. **MIN 50c)** Members noted that the overall size of the building would not increase and as it will be a replacement structure, Members **resolved** to raise no objections.

06/2018/0592 Erection of 23no.dwellings (Plots 195-217) and re-positioning of 56no. plots (Plots 1-54, 191,192) and all parking arrangements and addition of 2.5 storey dual aspect house type at Sandyforth Lane, Woodplumpton.

Members noted that the application seeks to replace a number of larger properties with smaller units increasing the capacity of the site by 23 units. The number of affordable homes will remain at 30% and these will be located centrally as well as to the east and west of the site. **MIN 50d)** Members felt that the distribution of affordable homes was an improvement on the previously approved scheme and **resolved** to raise no objections.

06/2018/0597 Demolition of existing buildings and erection of 61 no. dwellings, landscaping and associated works on land to the rear of 248 Lightfoot Lane.

Members were informed that the site is in the NW Preston strategic location and the principle of housing is in accordance with policy. The central site area has approval for 14 dwellings under **06/2017/0418** and 12 dwellings under **06/2014/0786**. An application for 11 dwellings **06/2017/0866** on land to the west of the central area was withdrawn. The site covers these 3 plots and also includes a new piece of land to the east – allowing for the construction of 61 dwellings.

The Parish Council objected to **06/2017/0418** as the access to the 14 dwellings would be from Lightfoot Lane which is part of the Guild Wheel cycle route and is contrary to the NW Preston Masterplan, however, the application was approved because 14 dwellings was not considered excessive. Members noted that this application is for 61 dwellings and offers no connectivity to the East – West link road. The number and type of houses are different from the submitted plans and the location of the affordable homes has not been identified. Members also referred to the comments expressed during public participation relating to the impact on existing residents. **MIN 50e)** Members **resolved** to strongly oppose the application for the above reasons.

06/2018/0584 2no. detached dwellings at Glenroyd , 250 Lightfoot Lane, Preston. Members noted that the application involves the demolition of Glenroyd and the erection of 2 new dwellings with new vehicular driveways off Lightfoot Lane. If **06/2018/0597** is approved, concern is expressed that the driveways will be immediately before a new access serving 61 properties. According to the NW Preston masterplan, driveways should be sited away from crossing places and concern is also expressed regarding the proximity of the proposed driveways to the entrance of Brook Meadow.

MIN 50f) Members **resolved** to leave to planning.

06/2018/0652 Change of use from agricultural to equestrian use including creation of sand paddock and alteration to existing track at Lower Hill House Farm , Eaves Lane Preston. Members note that no floodlights are proposed and the application states the proposal is for private use only. **MIN 50g)** Members **resolved** to request that these points are upheld through the addition of planning conditions.

06/2018/0688 Erection of 22no. dwellings and associated access off Sandy Lane and 14no. dwellings off Maxy House Road, Cottam.

Members noted that Sandy Lane currently has approval for 30 properties of which 9 will be affordable. The application proposes to provide 22 properties with **no** affordable element, on the basis that the affordable proportion can be added to a site off Maxy House Road.

MIN 50h) Members **resolved** to strongly oppose this redistribution as the creation of a site with no affordable element is contrary to Policy 7 of the Core Strategy and increasing the number of affordable homes on another site, is contrary to the Affordable housing SPD which seeks to promote mixed communities, minimising social exclusion. Approval will also set a precedent for other developers to manipulate existing permissions.

06/2018/0697 1no. new dwelling with residential annex and detached garage following demolition of existing dwelling at Bensons Cottage , Bensons Lane, Woodplumpton.

Members noted that the existing site plan shows Benson Cottage to the south west of the site with a large outbuilding to the north. The application proposes that the 'annex' will be built on the footprint of the outbuilding but the replacement house will be built in the open countryside to the east of the existing property. Whilst this may enhance the appearance of the site, concern is expressed that the dwelling will not be on the existing footprint.

Members also question why the single storey building is being described as an annex when it is a substantial sized bungalow.

MIN 50i) Members **resolved** to question whether the new position away from the existing footprint is in accordance with policy and if the application is approved, Members request a condition stating that the occupancy of the 'annex' must be connected to the occupancy of the house i.e, it should not be occupied as an independent dwelling.

06/2018/0717 Increase in roof height of 1.6m and creation of a first floor and erection of a detached garage/store at Moss Hey, Eaves Lane, Preston.

Members note that the existing property is a modest sized bungalow with an existing volume of 519.44m³. The proposal will create a more grandiose 4 bedroom house with a proposed volume of 736.06 m³.

MIN 50j) Whilst this is within the Rural Development SPD guidelines, Members **resolved** to express concern at the loss of a smaller, more affordable home in the open countryside.

51 ACQUISITION OF LAND ACT 1981

LCC have issued a Notice of Public Inquiry in respect of the PWDR. The Inquiry will take place at 10.00 on Tuesday 20th November at County Hall. A pre-inquiry meeting will be held on Tuesday 31st July 2018 at the same time and location. Members **resolved** to add the information to the Parish Website.

52 STATEMENT OF COMMUNITY INVOLVEMENT

Preston City Council has issued a 'Statement of Community Involvement' which sets out how they will involve all sections of the community in the planning process which includes Planning Policy and Planning Applications. Members felt the consultation was a farce as there is no point 'involving the community' if the City Council isn't prepared to listen to the comments expressed.

Members **resolved** to reply to the consultation by stating the above point and adding that the consultation process is cumbersome and unhelpful. On the website, information is provided by ward rather than by Parish and documents are listed alphabetically rather than chronologically making it difficult to identify amended documents. Residents' comments are not acknowledged and Parishes are not consulted on amended plans.

53 FINANCIAL STATEMENT

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

54 REVIEW OF 1st QUARTER ACCOUNTS AND CIL ITEMS

Members considered expenditure against the budgeted items following the completion of the 1st Quarter – April to June and noted that the Lengthsman's grant has been applied for. Members also noted the negative variation caused by the purchase of the 'Tommys' for the war memorials and the purchase of a new notice board from the Community Garden however, these assets can be off set from the reclaimed VAT. Members noted that the April CIL monies have not been transferred to the CCLA accounts but **resolved** not to complete a transfer as LCC may request payment for the traffic calming plans.

55 ACCOUNTS FOR PAYMENT

a) Members **noted** the following account paid under SO 28b and the deduction of the direct debits to Easy websites and an increase to NEST pension to £32.09.

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| Parish Lengthsman Contract (new rate) June | £750.00 | BACs |
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b) Members **resolved** to approve the following accounts for payment

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| Expenses and admin purchases | £130.13 | BACS |
| Clerk's July Salary (correct banding) and Apr-June 2018 arrears | £1364.55 | BACS |
| HMRC PAYE | £106.37 | BACS |
| Employer N.Ins | £108.52 | BACS |
| PCC Grounds maintenance charge | £814.00 | BACS |

56 UPDATE ON CIL ITEMS

Highways – Members received the revised traffic plans in June (subject to highway safety assessments) and resolved to discuss each area separately before discussing the proposals jointly at the July meeting (MIN 39) Members considered the individual comments for each area. Woodplumpton proposed amendments to plans 1,3 and 6 which included additional measures to draw attention to the changed priority when exiting the north of the village, a reduction in the chicane distance outside the School and the relocation of a chicane. Catforth amended plans 9-14 which included the relocation of some chicanes, removal of a traffic feature, addition of double yellow lines, a gateway feature, Speed Indicator Devices and a reduction to 20mph in line with the proposals in Catforth. New proposals were also added to extend the measures to include the Rosemary Lane as proposed under MIN 39 of the June meeting. Members **resolved** that the amended plans be returned to LCC with a request for the costings and timescales for consultation and implementation.

During the Woodplumpton discussions, concerns were expressed that the Church carpark is still closed when it was understood that an agreement had been reached between the school and the Church to use the carpark for drop off and collections. Cllr Stewart stated the matter was being followed up by the School Governors.

Green space – Following the success of a trial session, the City Council has received a request to hold Saturday football training on land at The Orchard. As the land belongs to the City Council the request was noted. Members also noted that PCC are still considering options for improvements to the frontage of The Orchard to be financed from Parish CIL monies.

57 NEIGHBOURHOOD PLAN

Members noted an email from the Consultant (forwarded on the 20th June) regarding the next steps required to progress the Neighbourhood Plan. Members requested a simplified step by step response and stated that they wanted to see a draft of the character appraisal which should have been compiled following the photographs and onsite discussions with Councillors. Members **resolved** that the Clerk contact the consultant to request a meeting.

58 LALC AGM

Members noted that the LALC AGM will be held on Saturday 17th November at 10.00 at Howick House Penwortham. Members **resolved** not to submit any resolutions for consideration.

59 PARISH CLERK CONTRACT

Following a request by Members to review the Clerk's Contract, it came to light that the wrong pay banding had been applied for several years. Members received a detailed explanation and the figures have been independently checked by Cllr M Entwistle. In principle, Members were supportive that the arrears should be paid but resolved to check if there are any time constraints in relation to the back pay period.

Members considered the written reply from the SLCC and noted a verbal reply from ACAS. Members **resolved** to award full payment of the arrears and noted that the amount will be scrutinised as part of the 2018/19 audit.

With regards to the knowledge and skills audit required to evaluate the Clerk's job role, it was **resolved** that this information is collated during August.

60 DATE OF NEXT MEETING

The next meeting of the Parish Council will be held on **Monday 17th September 2018** at 7.00pm at Woodplumpton Parish Rooms.