

## WOODPLUMPTON PARISH COUNCIL

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

on MONDAY 15<sup>TH</sup> JULY 2019 AT 7.00pm.

**19/39 PRESENT:** Chairman Cllr M Greaves  
Councillors Cllr P Entwistle Cllr M Entwistle,  
Cllr B Probin, Cllr M Stewart,  
Cllr G Walker Cllr S Yates

8 Members of the public as identified on the attendance sheet.

**19/40 APOLOGIES:** Cllr B Dalglish,

**19/41 APPROVAL OF THE MINUTES of the meeting held on 17<sup>th</sup> June 2019.**

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

**19/42 TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS**

It was noted that the drainage concerns affected the whole Parish, however, Cllr Walker declared a personal interest in the drainage concern outside 106 Woodplumpton Road because, although it does not directly affect his property, his knowledge of the problem and number of flooding incidents are over and above those of other Members.

**19/43 PUBLIC PARTICIPATION**

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

Jayne Harrington and Steve Wallace had been invited to the meeting to provide an update on the security arrangements and changes to the type of patients being treated at the Priory on Rosemary Lane, Catforth. Unfortunately, they did not turn up and Members stated that they would like them to be invited back to a future meeting.

At the June meeting the Parish Lengthsman stated that the batteries kept going flat in the CCTV as it was overly sensitive to movement. As a result, Members proposed to investigate the purchase of a less sensitive device. (Agenda item 11). Mr Hill addressed the meeting and stated that although the device was sensitive, incidents of fly tipping were lower in the area where the device was located possibly due to signage advising that the area is protected by CCTV. Mr Hill suggested that Members may wish to consider erecting permanent signs in areas where the CCTV is moved to as landowners were supportive of the initiative. The suggestion will be considered under the Agenda item.

A resident addressed the Council to express concerns regarding a planning application at School Lane. The comments are included under the planning agenda item.

Members received a presentation from representatives of St David's Church who operate from facilities near Roebuck School. Their facilities need regenerating and they are eager to provide a new Church for all denominations in NW Preston. The proposal is for a Church with meeting rooms, library space and other community facilities such as a football pitch, community café and creche. The architects are eager to design a 21<sup>st</sup> century building which will be eco-friendly in design, thermally efficient and will fit alongside other newly designed buildings. It was stated that the exact location of the site is not yet known, but the intention is that it will be built in the community area of NW Preston so it becomes a central hub for the area. Discussions have taken place with the City Council but these are at a very early stage and as the Church wish to bring forward a positive proposal, they have approached the Parish Council to seek initial views on the idea.

Members thanked the Church for the presentation and expressed concerns that carparking facilities had not been mentioned. It was stated that parking will probably be considered for the whole community area rather than secluded parking for individual ventures. It was also questioned if the football pitches would be for Church members only or would they be available to hire. The Church replied that they hope to be Ambassadors for the whole community but it is too early to say if the facilities will be available for commercial rental.

Members stated that whilst community facilities are an important part of the Masterplan, the City Council has no money to invest and schemes seldom evolve because the City Council seems inclined to approve more and more housing. The Church stated that the City Council seems to agree there is a need for 'some sort of community facility' but they are struggling to get a clear answer from the City Council regarding the location or whether this proposal fits in with their ideas for the area.

The Clerk stated that the City Council has informed the Parish Council that Taylor Wimpey hold the options on the local centre land and are currently progressing ideas for the site. Consequently, it appears that Taylor Wimpey have the land - but don't know what to provide and the Church have ideas on what to provide – but don't have any land! It was agreed that the City Council should be doing more to work with both parties so that the matter can be progressed. The Church were thanked for the presentation.

Mr Leeming of Ambrose Hall Farm addressed the Council regarding Agenda item 12. He explained that he had been in talks regarding the problems for months and was aware that a leaflet had been produced complaining about the smells and asking people to report problems. He stated that any complaints should be substantiated as some of the smells can't be from the farm due to the wind direction at the time and could be attributed to slurry spreading elsewhere. He explained that whilst he had changed his farming practices due to avian flu, he has spent a lot of money on ventilation and will be spending more on boilers to heat the shed and reduce the ammonia smell which carries on wet air. New measures have already cost 2p per bird and he is working with consultants to carry out other improvements. He stated that part of the problem might be that the site is understocked as they have 60,000 birds compared to 120,000 at the mill site and warned that although they were a major employer in the area, jobs would be lost if the complaints could not be resolved. He provided contact details and requested that residents report complaints directly to him so that he could react immediately.

An objector stated that the problem had been 'going on for years' so it was not just down to the change to broilers. He also stated that he had tried to contact the office but no one was available to investigate the concerns.

It was acknowledged that Mr Leeming was aware of the concerns and in fairness, he had attended the meeting to explain the situation. It was noted that he may need some time to resolve the issues and it may help if residents expressed concerns through a group rather than individual complaints and this will be considered under that Agenda item.

Mr Leeming was thanked for his attendance and it was **resolved** that the meeting be reconvened.

#### **19/44 PROPOSED COMMUNITY BUILDING IN NW PRESTON**

Having listened to the presentation by the Church, Members stated they were pleased that community facilities were being proposed instead of housing – however, Members do not want this to be at the expense of new shops, health facilities and small businesses – nor do they want the proposal to impact on existing community facilities. After much deliberation Members **resolved** that the City Council should be requested to 'get round a table' with all interested parties – including the Parish Council - to confirm what land is available for future facilities, including parking and whether the Church proposals can be accommodated in the community area in addition to other much needed facilities.

#### **19/45 NW PRESTON CONCERNS**

Further to MIN 19/29 regarding the absence of a footpath outside Ashbridge Nursery, the Clerk sent an email to the City Council regarding a proposed solution but the email has not even been acknowledged. Consequently, the Parish Council objected to the outdoor seating area at Maxy House Pantry due to the absence of the footpath and the developer contacted the Clerk to see how the issue could be resolved. The Clerk explained that the Parish Council has done everything possible but the City and County Councils are adamant that the works should not be completed due to the absence of a footpath outside the Wain Home / Bellway site and the only way forward would be for the Nursery to publish their frustration and concern.

Members **resolved** that if the Nursery was prepared to take that approach, the Parish Council would release a press statement supporting the Nursery's position.

## 19/46 PLANNING APPLICATIONS

**Note** - Members are advised prior to the meeting that planning applications can be viewed at [www.preston.gov.uk](http://www.preston.gov.uk)

**06/2019/0760** Permission in Principle for up to 2no. dwellings on land south of Brierley Lane, Preston.

Members noted that the aerial photograph in the Planning Statement clearly shows that the site is an isolated field off Brierley Lane with Peter's Hill Farm and Tanyard Farm some considerable distance away. There are no dwellings in close proximity to the site boundary and the site cannot be considered as an infill plot.

Members **resolved** to oppose the application as the development was in the open countryside in an unsustainable location.

**06/2019/0779** Permission in Principle for up to 2no. dwellings on land west of Eaves Lane. Members noted that whilst the development is in the open countryside, Tanyard Farm lies to the north, Willowfield House lies to the south and The Orchard lies to the south east.

Based on the proximity of the other buildings, Members conceded that the site could be construed as an infill site. It was noted that the frontage of the site is considered to be large but it was acknowledged that properties in a rural location tend to have larger plot sizes. Members expressed concern that the area is not sustainable and housing need can be met by other more sustainable locations but as there is no consistency in determining sustainable locations, Members **resolved** to leave to planning.

**06/2018/0788** Outline planning application for 1no. dwelling (all matters reserved) on land south of The Orchard, Preston.

Members noted that an appeal has been made to the Planning Inspectorate by Mr Dransfield against the City Council's decision to refuse planning permission.

Members **resolved** that as a comprehensive objection was submitted at the time of the application and as this will be forwarded to the Planning Inspector, further representation would not be necessary.

**06/2019/0816** Permission in Principle for up to 4 dwellings on land south of School Lane Preston Catforth.

A local resident objected to the application during public participation. His comments were noted in the comments below, but as the application was received after the Agenda had been published, it was **resolved** that representation will be submitted by the Clerk under delegated authority. The Clerk objected to the proposal for the following reasons

The application form describes the site as residential land - however, the site boundary only covers the proposed site - not the residential amenity it is supposedly attached to - consequently the site should be classed as a green field in the open countryside.

It is noted that Acre Rise is positioned to the east of the site, however as Bleasdale Cottage and Clarkson Green bungalow are accessed via a track off School Lane, there is no development on the western frontage. Consequently, the site is not an infill site and is contrary to the Core Strategy. Furthermore, as Catforth does not have a bus service, post office, shops, or healthcare facilities, the location is unsustainable for new families moving to the area. Whilst it is noted that the application is for a 'permission in principle' based on planning policies, the site is located directly opposite the primary school which already suffers from congestion at peak periods. If approved, there will be 3 accesses in this location which poses a risk to highway safety particularly as there is no available footpath for vulnerable school children to use.

## 19/47 FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements had been reconciled. Members noted that the bank has confirmed that Mr Morgan has been deleted from the account and Cllrs Walker, Yates and Dalglish have been successfully added.

## 19/48 REVIEW OF 1<sup>st</sup> QUARTER ACCOUNTS APRIL - JUNE

Members considered expenditure against budgeted items following the completion of the 1<sup>st</sup> Quarter and **resolved** that there was no need to transfer money to the CCLA Account.

Members noted that the Lengthsman had reported that the plastic poppies had faded on the Silhouette at the war memorial. The Clerk will advise him that Members **resolved** that Cllr Yates would seek a quote for some metal replacements from the railing supplier.

**19/49 ACCOUNTS FOR PAYMENT**

Members **noted** the direct debit deductions to Easy websites and NEST pension and the advance payment of the following accounts under SO 28b

Parish Lengthsman Contract to 22 <sup>nd</sup> June	£750.00	BACs
Full set of Ink cartridges	£151.16	BACS

Members **noted** Whittingham Parish Council's contribution of £75.58 towards the purchase of a full set of ink cartridges and the £250 PROW grant from LCC. Members **resolved** to approve the following accounts for payment

Postage of Summer Newsletter	£369.05	BACS
C5 White envelopes for the Newsletter	£28.94	BACS
Delivery of the Newsletter	£85.00	BACS
Expenses and admin purchases Apr – June	£51.21	BACS
Clerk's July Salary	£1125.82	BACS
HMRC PAYE	£101.36	BACS
Employer N.Ins	£74.24	BACS

As the Parish Council will not be meeting in August, Members **noted** that invoices are due from the City Council for the Woodplumpton election, maintenance to the land at the Orchard and the printing of the Newsletter and Neighbourhood Plan materials. These will be paid under delegated authority in accordance with SO 28b.

**19/50 PURCHASE OF A NEW CCTV CAMERA FOR FLY TIPPING**

In light of the comments expressed during Public Participation, Members noted that although landowners were in favour of the signs, permission may be needed from LCC as the signs may be visible from the highway. It was **resolved** that the Clerk contact LCC to enquire if any permission is required, if not, the quantity and cost of the signs can be brought back to a future meeting for the purchase to be confirmed.

**19/51 AMBROSE HALL ODOUR MANAGEMENT**

Members recapped on the discussion during public participation and acknowledged that Mr Leeming has suggested that residents report problems directly to him so that he can react immediately to any problems. Concern was expressed that the reports still need to go to the Environment Agency otherwise it will appear as though the situation has been rectified. Currently residents are reporting individual issues directly to the Environment Agency who are reporting the issues to Mr Leeming but no one is correlating the number of complaints, the detail of the incident or the action taken.

It was **resolved** that Cllr Walker would work with the residents to keep a detailed log of any odour related incidents, record the number of genuine and valid complaints referred to Mr Leeming and the Environment Agency, record the action taken by both and any known outcomes. This report will be brought back to a Parish Council meeting to ascertain if any further action is required. It was also noted that Mr Leeming was prepared to attend a future meeting to update the Council on the situation from his perspective.

**19/52 LCC MAINTENANCE OF GULLIES**

Following the June meeting where residents were encouraged to report issues directly to LCC using the website facility, concerns have been expressed that LCC are not responding to requests to clear a blocked gully outside 106 Woodplumpton Road despite the matter being reported via the website on numerous occasions. In addition concern is expressed that other gullies in the Parish would benefit from a more proactive response to maintenance.

Members **resolved** that the Clerk write to LCC with details of the reported incidents and a request that the drains are checked and cleared as soon as possible with confirmation of the faults found. If this does not improve the situation, the Clerk will request that County Councillor George Wilkins submit a Notice of Motion to LCC, suggesting that they increase the budget for clearing and maintaining gullies as a proactive measure to deal with heavy rainfall brought about by climate change.

**19/53 PHOTOGRAPHIC SURVEY OF THE PARISH**

During the Neighbourhood Plan consultation, it was suggested that the Parish Council undertakes an aerial photographic survey of the whole Parish which can be used to record the rural nature and the changes brought about by the new development. In addition to being an historic record of the Parish and the changes, it may be possible to look at the footage to give a clearer picture of the area when considering planning applications. The footage would be taken by a drone. Members agreed that this was a good idea and that photographs should be taken now and in 5 years' time. As Cllr Entwistle submitted the proposal it was **resolved** that he be tasked with obtaining the relevant quotes.

**19/54 NEIGHBOURHOOD PLAN**

Members expressed disappointment at the number of residents who attended the consultation event particularly when compared to the cost of advertising the event in the Newsletter and it was suggested that any future consultations include a draw for a gift voucher to encourage residents to respond. It was also suggested that a link to the Newsletter / Parish information could be pasted to local social media sites such as Next Door Woodplumpton.

Members considered the responses received and agreed that it was worth emphasising the link between the Neighbourhood Plan and the increase in CIL monies which will be used to benefit the Parish. It was **resolved** that the Clerk would work with the Consultant to tweak the final version of the Plan and include the additional changes suggested following the meeting with PCC. The final version of the Plan will be brought to the September meeting with a view to issuing the formal 6 week consultation in the Autumn.

**19/55 UPDATE ON TRAFFIC CALMING PLANS**

As reported at the June meeting, LCC are yet to issue an invoice for the engineering plans however, their email states that the timescale is unaffected by the issue of invoice. Work commenced on the plans on the 10<sup>th</sup> June and as the expected timescale is 6-8 weeks, the plans are expected around the 5<sup>th</sup> August. As the Parish Council does not have a meeting scheduled until the 16<sup>th</sup> September, Members noted that it may be necessary to convene a working group meeting to consider the plans. Dates will be advised once the plans are received.

**19/56 DATE OF NEXT MEETING**

The next meeting full meeting of the Parish Council will be held on **Monday 16<sup>th</sup> September 2019** at 7.00pm at Catforth Primary School.