

WOODPLUMPTON PARISH COUNCIL
MINUTES OF THE MEETING HELD AT
WOODPLUMPTON PARISH ROOMS
REAR OF ST ANNE'S CHURCH, WOODPLUMPTON
on MONDAY 20th July 15 at 7.00pm.

- 42 PRESENT:** Chairman S Morgan
Councillors M Entwistle P Entwistle
B Dalglish M Greaves

3 members of the public and Mr M Hudson and Mr N Stevens from LCC Highways.

- 43 APOLOGIES:** Cllr B Probin, Cllr M Stewart and Cllr S Yates.
Apologies were also received from City Cllrs Lona Smith and Sue Whittam who had a training meeting.

- 44 APPROVAL OF THE MINUTES** of the meeting on the **15th June 2015**.
It was **resolved** that the Minutes be approved and signed as a true record.

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

There were no declarations of interest in respect of items on the Agenda.

- 46 ATTENDANCE AT AREA COMMITTEE MEETINGS**

Cllr Probin was not present at the May meeting and it was resolved that Cllr Morgan would replace Cllr Probin on the Area Committee. Cllr Probin subsequently stated he was happy to continue in the role. Members **resolved** to amend the Area Committee Membership to Cllr P Entwistle, Cllr M Stewart and Cllr B Probin.

- 47 PUBLIC PARTICIPATION**

It was **resolved** to adjourn the meeting for public participation.

Cllr M Entwistle gave apologies on behalf of the police and advised that the police had received an email requesting a SPID in Woodplumpton and £100,000 of plant machinery had been stolen from Roots Lane. Members expressed concern that local residents were not as vocal as other areas in reporting unusual or suspicious incidents and a reminder needs to be placed in the next newsletter. Attention was drawn to a police email alert referring to a person knocking on doors and requesting petrol money.

It was stated that HGV's were using a shortcut from Tabley Lane to Sandy Lane by Llandorn Kennels. The Clerk has requested signs stating no construction vehicles.

A representative from CoVag referred to the CEG and Hollins applications which were on the Agenda and requested that the Parish Council makes strong representations against the applications which were likely to be heard at the Planning Committee meeting on the 6th August. It was stressed that the CEG access will provide links to other development sites including the E – W link road and the amount of cars will be a safety concern as Hoyles Lane is unsuitable and has narrow pavements restricted by overgrown hedges which are obscuring road signs and bus stops.

Mr N Stevens of LCC advised that Taylor Wimpey would be cutting the hedge opposite the post office in the next few days.

With regard to the detailed planning application on the CEG site, concerns were expressed that the application was being submitted on the assumption that the access would be approved and the proposal for 2.5 storey houses was not in keeping with the existing area which has a mix of 2 storey houses and bungalows. The design and specification of the internal road was also questioned as it was not considered suitable as a bus route which would increase the likelihood of buses using Hoyles Lane.

In response to a question, the Clerk stated that the details and procedures for the Fracking appeal were not yet known but are likely to be included on a future agenda.

PCSO apologised for his late arrival and confirmed that he had received an email about the need for a SPID in Woodplumpton and asked what the current Council position was. Members confirmed that SPIDS were planned as part of the CIL expenditure, but currently the Council was assessing the larger picture regarding CIL expenditure.

PCSO Reid advised that community road watch are currently monitoring speeds on Hoyles Lane and Woodplumpton Village. Catforth and School Lane are also down to be monitored. It was confirmed that Catforth School will pursue the erection of barriers and will remind parents to park considerately in their newsletter produced in the new term. The police advised that they were aware that HGV's were using Woodplumpton as a short cut from Broughton to access the building sites in NW Preston and contractors have been instructed not to do this.

Investigations are continuing into the theft of £100,000 of plant machinery stolen from Roots Lane and an incident of cold calling for petrol money. A resident confirmed he had been approached on Tabley Lane. It was confirmed the person is known to the police and has already been warned not to call in other areas.

PCSO Reid offered to draft an article for inclusion in the parish newsletter reminding residents to report incidents and sign up for the email alerts advising residents of local concerns and scams.

MR B Hill gave an update on the community garden and advised that as Ribblesdale nurseries are no longer sponsoring replacement plants, new plants will need to be added in the autumn. The wooden edging separating the gravel and the grass needs replacing. It was confirmed these works can be carried out as part of the contract. The water feature also appears to be leaking but as water may be lost through evaporation, this will be monitored over the winter.

The benches and the noticeboards also need sanding and varnishing and the Clerk will ask the Parish Lengthsman to do this in the winter months.

An update was requested on the Travellers site. The Clerk confirmed that the City Council has stated that they will be consulting on a development plan document to identify new sites during 2015. An update will be requested now that the Local Plan has been adopted. The current Travellers consent expires in July 2016.

As there were no other concerns from the public, the Chairman invited Mr M Hudson and Mr N Stevens to address the Council regarding CIL expenditure.

A Councillor stated that the Parish Council had agreed to set up a working group to consider items for CIL expenditure with a view to consulting the public before deciding on any projects and it was too early for the Parish Council to engage with LCC regarding specific projects. The Chairman stated that traffic calming and raised platforms outside the schools were a consideration and the Council should engage with LCC as early as possible so that costs and options could be established.

It was proposed that as the officers were present, they should address the Council.

A full copy of the information exchanged is included in appendix A. In summary it was stated that there would be various changes to the road network, due to S278 works associated with planning permissions, the construction of new roads such as the PWDR and E-W link road and works outside the Parish boundary such as Broughton by-pass. The County Council does not have a full picture of the impact the changes will have on the wider network, particularly north of the M55, but the Parish Council's desire to improve things now – before the situation gets worse was understood. It was agreed that greater value could be achieved by working together.

It was stated that Woodplumpton and Catforth have different problems which should be addressed as 2 separate issues. A member of the public stated that Hoyles Lane also needs to be considered as statistics from a SPID device indicated that 1/3 of all traffic was travelling over 35mph.

In order to find the right solution to all the problems, LCC needs to have an understanding of the issues and suggested that the Parish Council mark the areas of concern on a large scale plan. LCC offered to meet the Council again to discuss the plan during a working group meeting rather than at full Council.

LCC were thanked for attending and it was **resolved** that the meeting be reconvened and that agenda item 15 CIL update should be brought forward.

48 CIL UPDATE

It was stated that CIL expenditure is not just about traffic and the working group needs to focus on other issues too. Attention was drawn to the full list of suggested items which was circulated to Members following the working group meeting on the 6th July. The list included the upgrade of the war memorial and Members were reminded that funding for this item is included in the budget rather than from CIL funding. A discussion took place on whether a new access should be created at the rear of the memorial or whether a ramp should be provided at the front. It was suggested that quotes should be sought for both options as the cost may be the deciding factor.

It was agreed that another meeting of the working group was required without LCC in attendance and it was **resolved** that this meeting would be organised by Cllr S Morgan.

Members were informed that a discretionary relief from CIL is applied to affordable homes for rent – but not to affordable homes for sale. On the 2nd July, Preston City Council resolved that the discretionary relief would be extended to include affordable homes for sale. As an example, if 100 homes were built and 30% were affordable, CIL will now only be paid on 70 properties.

In addition, the City Council also resolved to approve a secondary discretionary provision to allow payment “in kind” to provide infrastructure instead of making a payment. As this could impact on the amount of CIL monies transferred to the Parish Council, the Clerk queried the decision with the City Council but it was confirmed that the infrastructure must be defined on the Council’s Regulation 123 list and developers are only like to take up the offer if the cost to them will be less than the CIL payment. Members **resolved** that no further action was required.

49 NW PRESTON MASTERPLAN AND APPEALS

Members NOTED that Preston City Council has formally adopted the Local Plan which allows development to take place in the NW Preston area. Policy MD2 states *development will be allowed in advance of the completion of the PWDR and the E - W link road - providing that development does not result in any severe impact upon the existing highway*. The Parish Council had requested that this sentence be deleted but it was not accepted by the Inspector.

50 CEG APPLICATION – HOYLES LANE

Members were informed that CEG submitted an outline application for development on land to the north of Hoyles Lane / East of Sidgreaves Lane. The Hoyles Lane access was to be restricted to bus / emergency access only. This application was approved in Oct 2013. CEG submitted an application to remove the access restriction which was refused on the 7th April 2015.

CEG have now submitted an appeal against the refusal and at the same time have submitted a revised planning application for an unrestricted access and a detailed submission for 350 dwellings.

Members **resolved** that the Clerk reply to the appeal letter expressing the Council’s concerns that a new application has been submitted and may be approved prior to the appeal. It was further **resolved** that the Clerk reiterates the reasons why the access should be restricted and speaks to this affect at the appeal, should it proceed.

06/2015/0456 Variations of conditions attached to outline application 06/2013/0428 to amend the vehicular access into the site (to remove the emergency / bus only access restriction) and application **06/2015/0530** detailed application for 350 dwellings, open space and new vehicular access from Hoyles Lane and Sidgreaves Lane on land north of Hoyles Lane and East of Sidgreaves Lane.

Members noted the Clerk’s concern that the design and access statement and the planning statement contained inconsistencies and should be revised to give greater clarity. Members **resolved** to object to both applications by referring to the reasons for refusal on the 7th April and by requesting the revised information.

51 HOLLINS APPLICATION – HOYLES LANE

06/2014/0987 Hollins submitted an outline application for 48 dwellings on land to the rear of 122-152 Hoyles Lane, Cottam with an access from Hoyles Lane. The application was refused on 7th April 2014. Members were reminded that the application was re-submitted as **06/2015/0389** and was considered at the June Parish Council meeting. Despite submitting the 2nd application, Hollins have now submitted an appeal against the refusal of **06/2014/0987**. The appeal will be heard at an Informal Hearing the date of which is not yet known. The Parish Council's objections to the application will be presented to the Inspector.

MIN 51 Members **resolved** that the Clerk reply to the appeal letter expressing the Council's concerns that a new application has been submitted and may be approved prior to the appeal. It was further **resolved** that the Clerk reiterates the reasons why the access should be restricted and speaks to this affect at the appeal, should it proceed.

52 PLANNING APPLICATIONS

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

06/2015/0546 Reserved matters application for 125 dwellings at Lightfoot Green Lane (Connemara) approved under outline 06/2012/0094.

Members acknowledged that the site is located within the NW Preston strategic location and is accessed by Lightfoot Green Lane which also serves Preston Grasshoppers. Members expressed concern that the estate road will feed out on to Lightfoot Green Lane - a road which is heavily used mid-week by HGV's accessing Bradleys Sand pit in addition to youngsters using the Preston Grasshoppers Rugby football club particularly at the weekend.

Members also questioned the long term impact of traffic in the area, bearing in mind the intention to restore Bradley's Sand pit to a nine hole golf course, fishing lakes, equestrian centre and plant nursery. Furthermore, the Parish Council has repeatedly expressed concern regarding the unauthorised and informal use of Preston Grasshoppers as a park and ride for Preston Hospital.

Members **resolved** to object to the application as it is considered that all the above factors will make the application site contrary to policy ST2 of the adopted Preston Local Plan, however, if minded to approve, traffic calming measures need to be provided along Lightfoot Green Lane through a S106 agreement.

06/2015/0503 Removal of condition 20 requiring development to achieve level 4 of the Code for Sustainable Homes at Maxy House Farm, Sandy Lane, Cottam 06/2013/0141. Members were advised that the level 4 code has been altered by the Government and the conditions are being changed to reflect the new policy. Members **resolved** to leave to planning.

06/2015/0495 Removal of condition 5 requiring development to achieve level 4 of the Code for Sustainable Homes at The Old Smithy Cottage, Tabley Lane, Higher Bartle Members **resolved** to leave to planning.

06/2015/0465 Erection of single storey extension to side of dwelling following demolition of conservatory at Estairs, Eaves Lane, Woodplumpton. Members **resolved** to leave to planning.

06/2015/0487 Erection of single storey extension to front of dwelling and car port to side of 3 The Hawthorns, Woodplumpton. Members **resolved** to leave to planning.

06/2015/0494 Variation of condition 1 to 06/2014/0512 for inclusion of a basement at Moss farm, Moss Lane, Catforth. Members **resolved** to leave to planning.

06/2015/0508 Erection of two storey extension to side and single storey extension to rear of dwelling following demolition of existing single storey extension and conservatory at Summerdale, 145 Woodplumpton Road, Woodplumpton. Members **resolved** to leave to planning.

06/2015/0531 Erection of two storey extension to side and rear and single storey extension to rear of Willows, Moss Lane, Catforth.

Members **resolved** to object to the application as it is contrary to the Central Lancashire Supplementary Planning Document Rural Development which states an increase of over 50% in the open countryside will not be considered favourably.

LCC/2015/0054 single storey extension to front of Catforth Primary School, Catforth. Members **resolved** to leave to planning.

06/2015/0444 Prior notification of the installation of solar photovoltaic array on 10no. buildings at Ambrose Hall Farm, Ambrose Lane, Woodplumpton.

Members were supportive of the application as the panels were to be erected on existing buildings rather than agricultural land.

53 COMPLETION OF AUDIT 2014/2015

Members noted that there no matters arising in respect of the external audit and Members **resolved** to approve and accept the Annual Return.

54 FINANCIAL STATEMENT

The Chairman verified that the accounts reconciled with the bank statements.

55 REVIEW OF 1st QUARTER ACCOUNTS

Members considered expenditure against budgeted items following the completion of the 1st Quarter April – June.

Members **noted** that there are grants available from the Parish Champion and they asked the Clerk to look at packages to update and modernize the website.

56 CONTRIBUTION TO FRACKING PRESENTATION

Woodplumpton and Inskip made a joint presentation to LCC objecting to the Fracking applications. Hard copies were produced and Members **resolved** to contribute £142.50 to cover half of the printing costs. A copy of the power point presentation will also be requested. It was **noted** that Cuadrilla are likely to appeal and the Clerk was asked to investigate whether LCC had undertaken research in to other local energy sources such as hydro power on the River Ribble.

57 ADDITIONAL DONATION TO COMMUNITY FETE

A request has been received to increase the fete donation from £1,000 to £1,500. Cllr Greaves left the meeting at this point as he is a member of the fundraising committee. Members **resolved** to approve the request.

58 ACCOUNTS FOR PAYMENT

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

BDO Audit fee	£120.00	CQ 1095
Quarterly Expenses Apr - June	£58.34	CQ 1096
Clerk's July Salary	£775.58	CQ 1097
HMRC	£51.17	CQ 1098
Lengthsman Contract 23 - 26	£352.50	CQ 1099
PCC Election Fee	£200.00	CQ 1100

59 BOUNDARY CONSULTATION

The Boundary Commission is carrying out a review to ensure that each County Councillor represents an equal number of electors. Members noted that draft recommendations will be published in November. Members **resolved** to comment in November if the proposed recommendations affect the Parish.

60 LALC AGM

Members **resolved** that the Chairman will attend the LALC AGM in November. A resolution will not be submitted.

61 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 21st September 2015** at 7.00pm in Catforth Primary School, School Lane, Catforth.