

WOODPLUMPTON PARISH COUNCIL
MINUTES OF THE MEETING HELD
AT CATFORTH PRIMARY SCHOOL, SCHOOL LANE, CATFORTH
on MONDAY 21st Sept 2015 at 7.00pm.

62 PRESENT: Chairman Cllr S Morgan
Councillors B Dalglish, M Greaves
M Stewart

14 members of the public, PCSO and 2 City Councillors.

63 APOLOGIES Cllrs M Entwistle, P Entwistle, S Yates B Probin

64 APPROVAL OF THE MINUTES of the meeting on the **20th July 2015.**
It was **resolved** that the Minutes be approved as a true record.

65 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.

66 PUBLIC PARTICIPATION

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

Mr Haslem addressed the Council in relation to planning application **06/2015/0733**
Erection of single storey workshop on land adjacent Stone Chimneys Bridge,
Blackleach Lane, Catforth.

He explained that he was one of 60 wheelwrights and carriage restorers in the country and had an album of photos to demonstrate his work. He wished to use the workshop to continue his trade in proximity to his home. The building would be a low level design and would resemble an agricultural building. No complaints had been lodged regarding the appearance – but the City Council had stated the application was contrary to policy and he hoped the Parish Council could support the proposal.

In response to questions he confirmed that there was very little hammering and banging involved and a noise survey had been submitted with the application. In addition the hours of work would be controlled by condition.

A resident stated that he moved to Woodplumpton Village 6 months ago with a disabled relative but felt obliged to attend the meeting as he was shocked that motorists were not respecting the speed limits. He expressed concern at the lack of councillors present and asked why the Parish Council had allowed the situation to happen and what plans were in place to sort it out.

It was explained that there are 8 Parish Councillors and 4 had given apologies due to holidays. All of the Councillors present lived in Woodplumpton and were aware of the traffic concerns but the County Council is responsible for road safety – not the Parish Council. However the Parish Council instigated the campaign for chicanes and the 20mph zone outside the school. Unfortunately engineering works are needed to support traffic calming measures but LCC is not able to finance them and the police are struggling to monitor speeding traffic. It was acknowledged that the situation will get worse as the new housing development starts but the Parish Council will receive finances which it hopes to use to slow the traffic down in both Woodplumpton and Catforth. The public will be able to get involved in the discussions and Cllr Greaves offered to discuss any specific concerns with the resident.

A resident stated that the City Council had refused access to a development off Hoyles Lane but had changed its mind a month later. It was confirmed that the Parish Council is aware of the matter and a response will be determined under agenda item 7.

Concern was expressed regarding application **06/2015/0739** for 8 semi-detached dwellings at Tabley Lane. It was stated that the site was on a bend and the access should be taken from the Taylor Wimpey site not Tabley Lane. It was also stated that the site was only big enough for 4 dwellings.

It was noted that construction traffic is still not using the allocated routes. It was confirmed that trackers are fitted to the vehicles but no one is checking the information. The Clerk stated that concerns need to be reported to the site office and if no action is taken the City Council should be informed.

Mr Watson of Woodplumpton and District Club addressed the meeting and explained that the club had purchased a defibrillator which would be placed in a prominent position on an outside wall for use by all. Although the Club had purchased the defibrillator it needs to be placed in a display cabinet and a request was made for funding. It was confirmed this matter would be discussed under Agenda item 9.

Cllr S Thompson advised that he had been informed that parks were proposing to remove the play equipment in Woodplumpton. He had looked at the equipment and had written to parks stating the equipment should be patched up and not removed. He also stated that labour hold the purse strings and if it was removed it was likely that the equipment wouldn't be replaced and it was suggested that the Parish Council should use the Community Infrastructure Levy to replace the equipment.

The Chairman stated that the CIL money was not intended to replace the duties of the City Council it was intended to negate the effects of new development. It was noted that the City Council has a funding pot of £22,000 to assist local communities but it was stated that replacement equipment would not meet the criteria. A view was expressed that the Parish pays a high level of Council tax and gets nothing back in return.

Cllr Dalglish stated that he met the parks department on site 2 yrs ago and assurances were given that the site was being adequately maintained. It was stated that the equipment had been fenced off following an accident it was suggested that the ROSPA inspection report may provide additional information. The Clerk was requested to invite a representative from Parks to the next meeting.

The police reported that Catforth was being targetted for crime – predominately loose change from insecure vehicles. Residents were reminded to lock up and be vigilant. A resident complained that the police were not helpful when a generator was stolen and were more concerned that the forms were filled in rather than locating the item. The police responded that resources were stretched but all incidents are followed up. There was no update on the theft of the £100,000 worth of plant machinery stolen from Roots Lane. It was confirmed that traffic officer vehicles are fitted with automatic number plate recognition but are rarely called out to the rural areas.

As there were no further items raised it was **resolved** that the meeting be reconvened.

67 CATFORTH SEPTIC TANKS

Residents in Catforth have been advised that United Utilities have a duty to provide a public sewer where there is an environmental or amenity problem caused by inadequate private sewerage facilities. 2 residents have requested that the Parish Council contact United Utilities to establish if a public sewer could be built in Catforth. It was **resolved** that an article be included in the Nov Newsletter and Catforth Notice Board to ascertain if other residents have similar concerns.

68 PLANNING APPLICATIONS

Members **NOTED** the following planning application comments made by the Clerk under delegated authority.

06/2015/0548 Certificate of Lawfulness for use of land as residential curtilage Sundial Farm Moorside Lane Woodplumpton. The applicant is required to demonstrate that the land has been used as a residential curtilage. **No response required.**

06/2015/0585 Conversion of existing disused building into garage and store (resubmission of planning application 06/2014/0424) Oaktree House Roots Lane Catforth. No objection were raised to the previous application. **Leave to planning.**

06/2015/0591 Erection of single storey extension to rear of dwelling and veranda to rear Eden Cottage 157 Lightfoot Lane Higher Bartle. The extension does not extend beyond the existing building line. Minor alterations. **Leave to planning.**

06/2015/0595 Construction of new vehicular access including dropped kerb and laying of hard standing 54 Ferndale, Woodplumpton Road Woodplumpton. The application involves the removal of a hedge to create off road parking. A supporting letter was received from the applicant. No Highway objections. **Leave to planning.**

06/2015/0602 Alteration and extension to existing outbuildings to workshop and double garage Cherry Tree Cottage Brierley Lane Woodplumpton. Existing store, garage and hardstanding. Proposal is to turn a hardstanding into a 2nd garage. No increase in footprint. No adjacent buildings. **Leave to planning.**

06/2015/0625 Erection of single storey, rural workshop building on land adjacent Stone Chimneys Bridge, Blackleach Lane Catforth. Application **withdrawn** and resubmitted at 06/2015/0733 which is included on the Agenda.

06/205/0673 Notification for prior approval for the installation of solar photovoltaic panels to the existing roof of Bildabin Ltd Harrison House Farm, Benson Lane, Catforth. Solar panels to go on existing building. **Prior notification only. No response required.**

06/2015/0688 Removal of condition no.19 attached to planning appeal approval 06/2012/0094, which required the scheme to achieve level 4 of the code for sustainable homes Connemara, Lightfoot Green Lane. Amendment to condition required due to change in legislation. **Leave to planning.**

Members made recommendations on the following applications.

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

06/2015/0610 Reserved Matters application pursuant to outline planning permission 06/2013/0140 proposing the appearance, layout, scale and landscaping for the erection of 136no. dwellings Land at Maxy House Farm, Sandy Lane, Cottam.

Wain Homes secured outline permission for 350 dwellings across the whole site to be developed in 4 phases. A full application was subsequently approved for 288 dwellings across the whole site with 124 to be delivered in phase 2. Phase 2 comprises 3 parcels of land and is now going to be developed by Bellway. Phases 1, 3 and 4, will remain under the control of Wain Homes. This application seeks to increase the number of houses from 124 to 136 and to alter the house types and plot designs to Bellway specifications.

Members had no objections to the increase in properties as the amount was less than the 350 homes originally proposed. Members maintain that the E-W link road should be built first to allow construction traffic access to the site. Concerns were expressed that the situation will be chaotic if Bellway and Wainhomes commence development at the same time given the quantity of developers who have already commenced works.

06/2015/0621 Modification of planning obligation in relation to planning application 06/2012/0094 (made under Section 106A of the Town and Country Planning Act 1990) Connemara Lightfoot Green Lane

It is understood that the applicant is proposing that the property will be sold as affordable, but in the future, if a purchaser can't be found who meets the eligibility criteria, the house can be sold at full value with 1/3 of the sale price passed to the City Council. Members were of a view that affordable housing should be affordable from the day the house is built and should remain that way to satisfy local need.

Members **resolved to object** to the application on the grounds that this may eventually deplete the affordable housing stock within the rural area.

It is assumed that if the house is sold under the revised agreement (with 1/3 of the sale passed to the City Council) the money will be ring fenced to provide affordable housing elsewhere. Members expressed grave concern that this will mean that housing in the rural areas will continue to be out of the reach of youngsters who wish to remain in the rural villages close to families etc. On this basis the Council would like to see a condition stating that the affordable element will still be spent in the local rural area.

06/2015/0653 Erection of two storey extension and conservatory to rear of dwelling following demolition of existing rear conservatory Wrainhow House Lewth Lane Woodplumpton. Members **resolved** to leave to planning.

06/2015/0710 Erection of agricultural building on land adjacent Stone Chimneys Blackleach Lane Catforth. Members **resolved** to leave to planning.

06/2015/0733 Erection of single storey, rural workshop building (resubmission of planning application 06/2015/0625) on land adjacent Stone Chimneys Bridge Blackleach Lane Catforth.

Further to the comments under public participation, Members **resolved to support** the application as the site complies with SPD 3 Rural Development and offers an employment opportunity which enables local people to access employment close to where they live. It was noted that the design of the building will be low profile and will be clad in dark green profiled metal sheeting in accordance with the rural and agricultural aspects of the area. It is noted that a noise survey has been completed and there should be little noise and disturbance for neighbouring properties. A condition is proposed to ensure the operational hours are specified and controlled.

06/2015/0703 Erection of agricultural worker's dwelling Lower House Farm Lewth Lane Woodplumpton Preston

Members noted that the application was accompanied by an agricultural statement and that the proposal is for a timber lodge which would be in keeping with the rural area. Providing an agricultural occupancy condition is attached to the lodge, Members **resolved not to object** to the application.

06/2015/0738 Outline Planning Permission for erection of 1no. dwelling (all matters reserved) Stone Field Blackleach Lane Preston

Members noted that the accompanying information states that the development fronts a terrace comprising of 5 houses. This implies that the area is more significantly built up than it is. Notwithstanding this, Members **resolved not to object** to the use of the land for a dwelling given that all matters are reserved.

06/2015/0739 Erection of 8no semi-detached dwellings and formation of new vehicular access following demolition of 3 Nog Tow Bank Nog Tow Bank Tabley Lane Higher Bartle Preston

Members noted that the application gives access onto Tabley Lane just after the bend at Nog Tow Cottages. Members consider this to be a poor location for additional vehicles to access Tabley Lane particularly whilst the lane is being used by construction vehicles accessing larger sites. This is a small infill plot of 8 semi-detached homes on a site adjacent to a larger development. If minded to approved it is felt that the site should connect through to the Taylor Wimpey site rather than using the Tabley Lane exit. Notwithstanding the above, Members noted that the application states that the land to the rear has previously been granted a lawful use certificate for a residential garden. Members expressed concern that policy 53 of the National Planning Policy implies that planning authorities should seek to resist inappropriate development of residential gardens. Members **resolved to object** to the development.

69 PLANNING CONCERNS

CEG – Hoyles Lane, Cottam

Members were advised that application **06/2015/0456** to remove the emergency / bus only access restriction was refused on the 6th August, however, prior to the issue of the decision notice, the City Council decided to re-hear the application at the September meeting and the decision was reversed. Local residents have approached the MP to query these procedures with the Local Government Ombudsman.

Members expressed grave concerns regarding the handling of the decision and **resolved to support** CoVAG with the mal-administration case.

06/2015/0530 CEG and Morris Homes have submitted a detailed application for 350 dwellings, open space and new vehicular access from Hoyles Lane and Sidgreaves Lane. In light of the above decision allowing the use of the Hoyles Lane access, residents have suggested that the internal road layout be amended to restrict the traffic flowing through the Hoyles Lane access. Members confirmed that they would be broadly in support of the suggestion as the new development should not have an impact on existing residential areas.

The Clerk referred to a letter from Indigo planning suggesting that the application should be heard at planning committee on the 8th October, however, they still need to meet Highways and full details of the application are not yet available.

Members stated that as this was a full planning application it was imperative that the details were fully understood and the Parish Council should be afforded the full 21 day consultation period. Members **resolved** that the Clerk write to the planning officer stating the above and advising that a formal complaint will be submitted if the application is rushed through before the October committee.

REDROW – Lightfoot Lane

The Clerk emailed members to advise that application **06/2015/0282** was presented to planning committee in September but the plans differed from those considered by the Parish Council. Previously the City Council has advised that the Parish Council would be consulted on amendments. The Clerk read a reply from the Director of Planning which stated that the officer had considered re-consulting the Parish Council but as the Council had not specifically commented on the aspects that had been amended i.e the layout of the affordable homes, consultation was not considered necessary. In addition the reduction in family homes was not considered significant as evidence suggests that the demand for 1 & 2 bedroomed homes is higher in the rural area. Members questioned whether there were any financial implications such as a reduction in CIL monies as a result of the changes.

Members **resolved** that the Clerk would draft a formal complaint to the City Council to be submitted by the Chairman, covering the handling of the CEG application, the lack of consultation where amendments are proposed and the assumption that the Parish Council should not receive amended plans if comments were not made in the original submission. Clarification is also sought regarding why the City Council regarded the amendments as trivial.

70 FINANCIAL STATEMENT

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

71 FUNDING FOR DEFIBRILLATOR

Woodplumpton and District Club have purchased a defibrillator partly through fundraising and partly through a grant from the British Heart Foundation. A condition of the grant is that the equipment is mounted on an external wall for use by the whole community. Having provided the unit, the Club has applied to the Parish Council for £500 to purchase the box.

Members thought the purchase of a defibrillator was an excellent idea, however, concerns were expressed that the Club is a private members club and 'passers by' may be deterred from accessing the property. With this in mind, Members **resolved** to contribute £250 towards the purchase of the box as they will be considering the provision of more defibrillators in other locations in the Parish.

72 TRANSPARENCY CODE FUNDING

Members were reminded that the Council needs to publish more documentation on-line in order to comply with the Transparency Code. Grants are available to assist with the purchase of computers, scanners and the creation of a website. Although the Parish has a website, it is extremely basic and is not compatible with tablets, apps etc.

Members **resolved** to invite a professional organisation to a future meeting with a view to them managing the website so that the necessary information is professionally displayed. Members **resolved** to apply for Transparency Code funding for the website costs.

73 ACCOUNTS FOR PAYMENT

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

Clerk's August Salary	£775.58	CQ 1103
HMRC	£51.17	CQ 1104

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

Clerk's Sept Salary	£775.78	CQ 1105
HMRC	£50.97	CQ 1106
Lengthsman Contract weeks 17-20	£352.50	CQ 1107
Lengthsman Contract weeks 21-24	£352.50	CQ 1108
PCC August Newsletter	£183.00	CQ 1109

74 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 19th October 2015** at 7.00pm in Woodplumpton Parish Rooms, St Anne's Church Woodplumpton.