

WOODPLUMPTON PARISH COUNCIL

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

on **MONDAY 21st MARCH 2016 at 7.00pm.**

146 PRESENT: Chairman Cllr S Morgan
Councillors B Dalglish M Entwistle P Entwistle
M Greaves M Stewart

5 members of the public including Cllr Sue Whittam and Cllr Lona Smith.

147 APOLOGIES – Cllr B Probin, Cllr S Yates, PCSO D Reid

148 APPROVAL OF THE MINUTES of the meeting on the **15th February 2016.**
It was **resolved** that the Minutes be approved and signed as a true record.

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

There were no declarations of interest.

150 PUBLIC PARTICIPATION

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

Cllr Smith informed the Council that the City Council is working with Chorley and South Ribble to produce a Development Plan to provide sites for Travellers, however, new legislation has been produced and all parties must jointly agree to the legislation and site allocations. The City Council is aware of the deadline for the Rosemary Lane site and a meeting regarding the development plan is scheduled for the 7th April. A member of the public queried why the City Council had not applied for funding to develop additional sites and it was explained that until the Development Plan is agreed, it is not known how many new sites will be needed by each authority.

Further to the Parish Council's concerns expressed at the NW Preston stakeholder meeting, the City Councillors stated that they had raised similar issues including a request that Cllr Swindells visits the sites, but he declined.

Cllr Entwistle advised that the Parish Council has involved the HSE who attended the sites and called a meeting of all the site managers. The HSE has since requested evidence of the problems from the Parish Council. It is hoped that the HSE will act on the concerns and liaise with the planning department to ensure any future development is properly coordinated.

Attendees were informed that the City Council will charge for the collection of brown bins as part of the budget recommendations. Rural North Councillors voiced concerns about an increase in fly tipping and that the rural areas pay considerably more in Council Tax for very little return but these objections were dismissed. In response to questions it was stated that there will be a charge if you want the brown bin removed.

A resident stated that PROW's were not passable and were not being maintained. The Chairman replied the Parish Council is negotiating with the lengthsman regarding an increase in hours. It was confirmed that he is currently contracted for 7.5hrs a week and maintenance of PROW's is only one aspect of his work. In the time allowed it is not possible to maintain all PROW's and it was suggested that the resident informs LCC of the problems on the most frequently used paths, so these can be focused on.

In relation to the closure of PROW 75 through Treales, a resident stated that the explanation given was not good enough and the problem should be resolved rather than extending the closure time of the footpath. The Chairman stated these concerns will be taken into account when considering the Agenda item.

151 SNARE ON A PUBLIC RIGHT OF WAY

Members were emailed an article in the LEP regarding a snare near a public right of way. Concerns were expressed about the distress caused to walkers and whether the safety for dogs and other animals had been compromised.

Members **resolved** that the Clerk should send a letter to the owner of the land stating that the Council had been made aware of the incident and wishes to establish if any action is proposed by the landowner. Members also **resolved** that the Clerk contact the Police Animal Welfare Officer to establish if the police were proposing any further action. It was also stated that there were several caravans on the land and the Clerk was requested to establish if these need planning permission.

152 CONTINUED CLOSURE OF PUBLIC RIGHT OF WAY

Members have previously been informed that PROW 75 has been temporarily closed due to extensive amounts of slurry and problems with land drainage. Notification has been received that the temporary closure is to be extended to March 2018. Following the comments expressed under public participation, Members **resolved** that the Clerk contact LCC stating that the problems have been ongoing for a considerable length of time. Members wish to know if the date can be brought forward and if the land owner is taking steps to resolve the problems.

153 NW PRESTON CONSTRUCTION WORKS

Cllr Morgan, Cllr Stewart and the Clerk attended the NW Preston stakeholder meeting to discuss the issues raised at the February Parish Council meeting but were advised the stakeholder meeting was not the forum to discuss concerns. An additional meeting with planning and enforcement officers was arranged so that the Clerk and a member from CoVAG could discuss the concerns.

At the 2nd meeting, officers stated that planning conditions can only be enforced once work has started on site and problems with the initial works come under environmental health not planning. The Clerk replied that residents can't make this differentiation and as far as they are concerned, work has begun on a planning application and any queries should go to the planning department. In addition work should be carried out in accordance with the planning conditions but it is extremely difficult to access the plans submitted in relation to the conditions and establish which conditions have been discharged. Furthermore, work has commenced on sites before the conditions have been discharged and various examples were discussed. Officers explained that they can only issue a stop notice or take enforcement action if it is clear that the development would be different from the plans or if it would be expedient to do so.

CoVAG highlighted problems in contacting the site managers and getting replies from the City Council and the Clerk added that there still appears to be a lack of information and co-ordination regarding how all the sites combine. A plan was requested to show all the S106 agreements and S278 works along with an update on the trigger points when traffic measures should be in place.

It was agreed that Mr Hayward would look at how the website and access to conditions could be improved, would contact LCC regarding a plan to show all the highway improvements and would make enquiries to see if a single liaison person can be appointed through City Deal. A further meeting to discuss the replies will be arranged in May.

It was **resolved** to continue to monitor the developments and report concerns to the planning department. In addition, the Clerk will contact the developers to see if they will communicate directly with the Parish Council or provide a contact point.

154 DISCHARGE OF CONDITIONS - DOC/06/2015/0015

Due to the level of public interest in the CEG (Morris Homes) application, which has been referred to the Local Government Ombudsman, the Parish Council has been requested to comment on the discharge of conditions. It is understood that construction traffic will use Cottam Way and pass Lea Endowed School and members requested a condition to avoid school times. After 30 houses are constructed HGVs should use Sidgreaves Lane. The 30 properties should be those fronting Hoyles Lane to minimize disturbance to residents. It is understood that CoVAG are querying the commencement times and also want a restriction on the number and length of time that any site floodlights are used. Due to the complexity of the application and the number of documents involved, Members **resolved** to delegate the comments to the Clerk who is analyzing the documents with CoVAG.

155 PLANNING APPLICATIONS

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

06/2016/0109 Erection of two storey and single storey extension to side of dwelling at Hollowforth Mill Cottage Hollowforth Lane Woodplumpton.

Members **resolved** to leave to planning.

06/2016/0120 Prior notification submission for change of use from retail (Class A1) to 1no. residential dwelling (Class C3) Moons Bridge Marina Hollowforth Lane.

Members noted that agricultural buildings can be converted to residential use without full planning consent. Members **resolved that the Clerk query** whether the loss of the retail outlet is subject to further justification in terms of its viability and the potential impact on the marina.

06/2016/0173 Variation of condition no.1 "Approved Plans" attached to planning permission 06/2014/0441 comprising of relocation of garages at Carr House Farm Preston Road Inskip Preston. Members **resolved** to leave to planning.

06/2016/0161 Variation of condition no. 4 relating to level four sustainability rating for Code for Sustainable Homes on 06/2013/0845 at 106 Woodplumpton Road Woodplumpton. Members **resolved** to leave to planning.

06/2016/0178 Prior notification submission for change of use of agricultural building to 1no residential dwelling and **06/2016/0181** Prior notification submission for change of use of agricultural building to 1no residential dwelling (Class C3) Whinneyfield Farm Whinneyfield Lane. Members **resolved** to leave to planning.

06/2016/0189 Erection of childrens day nursery with access from Lightfoot Lane (Phase 1) and associated landscaping and car parking (resubmission of planning application 06/2015/0066) on land to the rear of 248 Lightfoot Lane Higher Bartle. Members noted that the applicant states the intention is to connect to the E-W link road in the long term. Until that connection is established, Members consider this application to be premature as the E-W link road may provide access to other sites closer to the community facilities proposed in the NW Preston Master Plan and away from the existing residential areas. Members **resolved to object** to the application on the above basis and on the grounds that 17 spaces for a 44 place nursery and 33 spaces for a 120 place nursery is inadequate. Concerns were expressed that this will lead to congestion on Lightfoot Lane particularly at times when the children are dropped off and collected.

156 FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements reconciled.

Members re-signed the paperwork to include the Clerk as a service administrator following an omission on the previous documents. Apologies were noted from Cllr Probin who still needs to sign.

157 BANK ACCOUNTS

Members **noted** that the Royal Bank of Scotland has advised that they will only offer free banking to organisations with an annual turnover of £100,000 or less from July. In light of this, Members **resolved** that the Clerk allocates some time to research various accounts and prepare a report on the banking options available.

Members noted that the complexity of planning applications, construction concerns and development of NW Preston and additional research and correspondence relating to CIL projects on top of changes to the website, competence training and year end means that the Clerk is struggling to fit the work in to the 16hrs allocated. Members requested that the Clerk adds this to the April Agenda for further consideration.

158 ACCOUNTS FOR PAYMENT

Members **noted** a nil invoice has been received for the electric usage for the 2015 Christmas lights.

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

Clerks Mar Salary	£775.78	CQ 1137
HMRC Mar	£50.97	CQ 1138
Lengthsman Contract	£352.50	CQ 1139

Members **noted** the employer National Insurance Contribution is showing in arrears on the PAYE system and is being investigated by the HMRC as all amounts are calculated using software provided by HMRC. In order to complete the year end, the Clerk has completed a 2hr HMRC webinar training session.

159 MEETING TO CONSIDER CIL SUGGESTIONS

Further to the working group meeting to discuss the CIL survey, members **resolved**

- **Community Market** – to discuss and approve an advert at the April meeting. The advert will be included in the newsletter advertising the May Annual Parish meeting.
- **Dog Bins** – Cllr P Entwistle (Catforth) and Cllr M Greaves (Woodplumpton) will advise the Clerk of the location of the additional bins.
- **Play Area** – The City Council has been informed of the discussion at the working group and they have been requested to produce quotes. The Clerk will chase a reply.
- **Traffic issues** – LCC agreed to a further meeting after Easter. No dates have been suggested and the Clerk will ask again for some dates.
- **Defibrillators** – Cllr P Entwistle volunteered to prepare a report.
- **War Memorial** – Cllr M Entwistle and Cllr M Stewart are progressing this item.

160 RENEWAL OF LENGTHSMAN'S CONTRACT

Under the Public Bodies (Admission to Meetings) Act 1960, Members may consider excluding the public – no public were present at this point of the meeting.

Members were provided with an update of the meeting with the lengthsman which took prior to the Parish Council meeting and various suggestions were put forward to tighten up the current procedures. Members noted that the lengthsman has requested more time to consider whether to increase his hours and it was **resolved** to extend his contract until a further report can be considered at the April meeting.

161 TRAINING COURSE

It was **resolved** that Members were unavailable to attend the training course on managing effective meetings.

162 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for Monday 18th April 2016 at 7.00pm at Catforth Primary School, School Lane, Catforth, however as various members reported they were on holiday, it was **resolved** that the meeting be changed to the **25th April**. The Clerk will check the arrangements with the school.

END OF MEETING

The Clerk was requested to

- Include the Community Garden Contract on the April Agenda along with the need to sand and varnish the benches and purchase new plants.
- Include Woodplumpton fete on the next agenda

Toilets at Woodplumpton play area were requested again and Cllr Greaves advised that as Preston City Council had mentioned they may be able to improve the drainage and mark out a pitch, he was discussing grants and funding options with Sport England.