

WOODPLUMPTON PARISH COUNCIL

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

on **MONDAY 20th NOVEMBER 2017 AT 7.00pm**

103 PRESENT: Chairman Cllr P Entwistle
Councillors Cllr B Dalglish, Cllr M Entwistle, Cllr S Yates
4 members of the public.

104 APOLOGIES: Cllr M Greaves, Cllr S Morgan, Cllr B Probin, Cllr M Stewart.

105 APPROVAL OF THE MINUTES of the meeting held on 16th October 2017.
It was **resolved** that the Minutes be signed as a true record.

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

There were no declaration of interests but in accordance with Standing Order 40d, the Clerk granted a dispensation to Members to enable them to discuss the 2018/19 budget. A written dispensation will be required prior to Council confirming the Precept.

107 PUBLIC PARTICIPATION

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

A Woodplumpton resident stated that parking had become worse outside the School with many cars arriving excessively early, both before and after school. Cars were blocking residents' drives and waiting on yellow lines close to the chicanes which results in larger vehicles mounting the pavement and the entrances to residents' drives in order to get past. Many of the cars are occupied with the engines running, causing unhealthy and unnecessary pollution. It was confirmed that a letter had been sent to the school but the reply did not address the issues raised.

The Chairman replied that the Parish Council is working with LCC to address traffic related issues in both villages and parking outside the local schools will be taken into account. It was also stated that Woodplumpton School had previously been approached to use the church car park but it needs to be enforced as a school policy to ensure all visitors comply. Residents stated they would arrange a meeting with the school and would report the outcome back to the Parish Council.

It was noted that the Parish Council are considering the addition of some 'Welcome to the Parish' signs and it was questioned who is responsible for replacing the current street signs. The Clerk advised that the City Council are responsible for street name plates and LCC are responsible for road and directional signs. Problems can be reported through the City Councillors.

Following the removal of the phone kiosks, Members were asked if they would take the matter to the small claims court. Members replied that whilst they remain annoyed that the phone kiosks were removed due to an error by the City Council, they have taken the matter as far as they can and £6,000 for 2 empty kiosks is not an expense the Parish Council can justify.

A member of the public addressed the Council regarding the retrospective planning applications at Bedlington Lodge. He stated that the boundary wall has been built beyond the existing boundary and is considered to be too high and a new pedestrian access has been created. The land level has been raised resulting in the property being more prominent, previous buildings on the site have been retained and altered in shape and a porch has been added which is not in keeping with the approved plans. The septic tank has been moved so that it is closer to neighbouring properties and the surface has been changed to tarmac, which will drain towards the properties opposite. The resident was extremely concerned that the planning department will not enforce against the changes and as a result, he has involved Cllr Whittam and the local MP. When replying to previous applications, the Clerk has supported the above concerns and it was requested that any further comments are copied to Cllr Whittam and the MP.

In respect of Agenda item 6, Mr Hill the Parish Lengthsman stated that he would be happy to place a polite notice on cars which are parked inconsiderately. He also confirmed that the Christmas tree lights would be erected at the beginning of December.

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

108 PLANNING APPLICATIONS

Members **noted** the following planning updates

06/2016/0552 Outline application for up to 175 dwellings (access applied for only) at Tabley Lane, Higher Bartle, Preston, Lancashire. **Appeal withdrawn.**

06/2016/1005 Outline planning application for up to 20no. dwellings (all matters reserved) on land adjacent, North Dene, Newsham Hall Lane.

The applicant has reduced the number of properties to 9 and has submitted a design and access statement regarding the sustainability of the site.

Representation - No objections regarding the reduction in the number of dwellings and as the site is located closer to Broughton than Woodplumpton, PCC are best placed to assess the sustainability. Original comments regarding speeding traffic and the capacity of Newsham Hall Lane were reiterated. Representation was submitted under delegated authority because comments were required prior to the November meeting.

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

06/2017/1198 Reserved matters application (namely layout) pursuant to outline planning permission 06/2016/0013 for amendment to site layout to plots 21-29 on land to rear of, 122-152, Hoyles Lane.

Members noted that the pumping station is no longer required which has resulted in more space allowing plots 28 & 29 to be detached instead of semi-detached.

Members **resolved** to leave to planning.

06/2017/1207 Two storey rear extension and detached garage at Swillbrook Farm, Catforth Road, Catforth.

Members noted that the extension will replace an existing structure and calculations have been submitted to demonstrate that the increase will not exceed 50% of the volume of the original building. Members noted the modern design but as the property is not visible from road and the design may appear attractive from the canal, members **resolved** to leave to planning.

06/2017/1240 Boundary wall (part retrospective) to front of Bedlington Lodge, Benson Lane and **06/2017/1293** variation of condition no.1 "Approved Plans" at Bedlington Lodge, Benson Lane, Catforth

The Clerk informed Members that she had reported the boundary wall to planning and enforcement officers. A reply was received stating that planning permission was required as the gateposts are over 1m in height. Application **06/2017/0901** was submitted but was later withdrawn. When this was questioned, the planning officer replied that the enforcement case had been closed because *the breach did not result in any significant harm*. Application **06/2017/1240** has also been withdrawn.

Members stated that enforcement action was being taken against a site in Catforth and they expressed concern that there was no consistency on the decision on whether to enforce or not. They considered that this was unacceptable when the occupier of the property opposite Bedlington Lodge had stated that the wall does have an adverse impact on turning and visibility from his driveway.

When querying the situation with the wall, the Clerk also raised the discrepancies expressed under public participation. The planning officer replied that some of the alterations had been approved under building regulations and the discharge of conditions. Application **06/2017/1293** seeks to address any remaining discrepancies.

Members stated that it appeared as though the applicant was bending the rules as far as possible and instead of taking enforcement action, officers were working with the applicant rather than listening to the concerns of the objectors.

Members **resolved** that in addition to the planning comments, a complaint should be raised with the Director of Planning with a copy to the ward Councillor and local MP.

06/2017/1248 1 dwelling on land adjacent Catforth Primary School, School Lane, Catforth.

Members noted that although the site is in the open countryside, development may be acceptable as it complies with Policy EN1c which permits infilling between groups of buildings – in this instance Catforth School and Clarkson Green Farm.

Members **resolved** to leave to planning.

06/2017/1249 4no. dwellings following demolition of 2no. dwellings and stables at Moss House Riding Stables, Bay Horse Lane, Catforth.

Members noted that although the site is in the open countryside, development may be acceptable as the site currently contains various buildings and structure which, if left undeveloped, could become an eyesore. Members felt the proposed development will bring the site back in to use. The courtyard layout was sympathetic to barn conversions and other new development in the countryside. Members **resolved** to leave to planning.

109 INCONSIDERATE PARKING

At the October meeting, concerns were expressed regarding cars parked on grass verges and pavements particularly in Woodplumpton Village. Members **resolved** that the Parish Lengthsman may place a 'Polite Notice' (content to be approved by the local police) on the windscreen to inform the driver that the car is considered to be parked inconsiderately. To assist with any disputes a photograph will be taken and the number of incidents will be logged.

With regard to the concerns about vehicles waiting outside the school it was noted that the residents will seek a meeting with the school and report their findings back to the Parish Council as this will be useful to the Parish Council discussions with LCC.

For clarity, the Polite Notice is not to be used to target drivers parked outside the school. It will only be used when cars are parked on a pavement or grass verge.

110 FINANCIAL STATEMENT

The Chairman confirmed that the accounts and bank statements had been reconciled. Members **noted** the receipt of £7,250 Neighbourhood Grant and £117,327.77 in CIL monies both of which have been paid in to the current account.

Members considered the CIL finance log for 2017/18 and noted that the Clerks salary is included in the CIL admin expenses and needs transferring to the CCLA account. Members **resolved to** transfer the above and the Oct CIL payment to the CCLA account. Transfer amount £124,435.42

111 CONSIDERATION OF CIL MONIES AND EXPENDITURE

Members **resolved** to defer the addition of new 'welcome' signs / information boards, on the CIL Business Plan, as the proposer was not present.

Members **noted** the following progress on items in the CIL Business Plan.

- **Parish Traffic calming** – LCC finally met with the Chairman at the end of November. A transport planner has been requested to sketch a plan of the ideas put forward by the Parish Council and produce an estimate of the cost. A timescale has been set to report back before Christmas.
- **Catforth Village Hall** – Members approved phase one of the access infrastructure works at the November meeting. Plans are being drawn up for a new garden area and obelisk but the finances are yet to be agreed.
- **Dog / Litter Bins** – PCC have advised they are still completing a waste management audit and whilst they have replaced existing bins, they are not yet in a position to confirm if a new bin can be installed at Whinneyfield Lane.

112 CONSIDERATION OF 2018/19 BUDGET ITEMS

Members considered the DRAFT budget and made further recommendations.

The Clerk was requested to re-draft the budget to include the following increases

- Statutory change to NEST pension contributions

- Training costs to include Fixed Penalty Notices
- New Audit charge based on additional income / expenditure
- £500 donation to Air Ambulance
- Carol service, community donation towards bin charges and Catforth in bloom
- Additional printing and costs for the Neighbourhood plan
- Additional PROW improvements
- City Council green space maintenance
- Cherry picker for Christmas lights

Members will confirm the final budget and set the precept at the January meeting.

113 ACCOUNTS FOR PAYMENT

Members **noted** direct debit payments to Easy websites and Nest pension and **resolved** to approve the following accounts for payment

Infrastructure improvements (access and railings) at Catforth Memorial Hall	£7,420	CQ1240
Donation to Catforth Carols	£30.00	CQ1241
Lengthsman Contract	£705.00	CQ1242/43
HMRC PAYE	£104.20	CQ1244
Clerk's November Salary	£1004.16	BACS
HMRC Employer N Ins.	TBC	CQ1245

114 TRAINING REQUIREMENTS

Members **noted** the LALC training programme for 2018 and that the Clerk will need to attend a data protection course in the New Year.

115 NEIGHBOURHOOD PLAN UPDATE

Members **noted** that the Neighbourhood Grant application was successful and must be spent within 6 months. Large scale maps have been received from the City Council and to progress the plan, the consultant has suggested that the Parish be divided up into small areas, with each Councillor requested to visit the area, photograph the key features and draft a paragraph loosely describing the allocated area.

Once the information is collated, a meeting will be arranged with the consultant to discuss the features. Site visits will be arranged to enable him to express the findings in an appropriate manner and the introduction and draft character appraisal will be subject to a public consultation early in the New Year. Members requested that the Clerk divide the Parish into 6 portions to circulate to Members. The photos and draft appraisal are to be returned by the **15th January** and a meeting with the consultant will be arranged shortly afterwards.

116 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 15th January 2018** at 7.00pm at Woodplumpton Parish Rooms, rear of St Anne's Church, Woodplumpton.