

**WOODPLUMPTON PARISH COUNCIL**  
**MINUTES OF THE MEETING HELD**  
**AT CATFORTH PRIMARY SCHOOL, SCHOOL LANE, CATFORTH**  
**on MONDAY 20<sup>th</sup> October 2014 at 7.00pm.**

**61 PRESENT:** Chairman Cllr P Entwistle  
Councillors B Dalglish, M Entwistle M Greaves  
S Morgan M Stewart

2 members of the public, PCSO D Reid

**62 APOLOGIES** Cllrs C Singleton, B Probin

**63 APPROVAL OF THE MINUTES** of the meeting on the **15<sup>th</sup> September 2014.**  
It was **resolved** that the Minutes be approved and signed as a true record.

**64 TO ACCEPT DECLARATIONS OF INTERESTS AND TO CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS**  
There were no declarations of interest.

**65 AMENDMENT TO STANDING ORDERS**

Woodplumpton's current Standing Orders reflect The Public Bodies (Admission to Meetings) Act 1960 and as such, SO 35b states there shall be no audio or video recording or photographs of the meeting without the express approval of the Council. The 1960 Act was amended by the Openness of Local Government Bodies Regulation 2014. The amended 1960 Act provides that *a person may not orally report or comment about a meeting as it takes place if he is present at the meeting of a parish council or its committees but otherwise may:*

*a) film, photograph or make an audio recording of a meeting;*

*b) use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;*

*c) report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.*

Members **resolved** to amend Standing Order 35b to incorporate the new provisions shown in italics above.

**66 PUBLIC PARTICIPATION**

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

The Ramblers Association stated that there were 790 complaints about Public Rights of Way in Lancashire in July and this number had increased to 2884 so they welcomed the additional work being undertaken by the Parish Lengthsman. It was also stated in relation to Inskip common land that there is no common law access to the land and any reply would need to be carefully worded.

PCSO Reid advised that 2 barn owls had been stolen from a property in Woodplumpton and an appeal had been made for their safe return. Several sheep had been stolen from the area and details of the vehicles suspected of being involved were circulated.

A reminder was issued about the road closure for Remembrance day and it was confirmed that there would be an increase police presence at Woodplumpton School following parking concerns.

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

**67 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)

**06/2014/0353** Reserved matters application pursuant to outline planning application (06/2014/0352) proposing the layout, scale, appearance and landscaping for the erection of 21no. dwellings (Phase 1A) Lightfoot Lane Higher Bartle

Members noted that since the outline application was approved, the Master Plan has been agreed and includes an indicative route for the E – W road. Members expressed concern that if the detailed planning applications are granted, the road proposed by Redrow may not 'marry up' with the final route proposed by LCC. Members reiterated previous concerns that the development is premature until the whole of the E-W road has been formulated and built.

Members **resolved** that they had no objections to the design of the properties however in terms of the layout, Members expressed concerns that the road will be a main access route for the E/W spine road and concerns were expressed that cars may reverse from drives on to the main road. Whilst this is an accepted design in many existing areas, Members questioned whether this complies with the garden city principle.

**06/2014/0354** Reserved matters application pursuant to outline planning application (06/2014/0352) proposing details of the western vehicular access, layout, scale, appearance and landscaping for the erection of 71no. dwellings (Phase 1B) Lightfoot Lane, Higher Bartle

Members have already expressed concern regarding the inclusion of this site as phase 1b in application **06/2014/0352** and on this basis members **resolved** to remain opposed to the application. Members feel the more logical approach to development would be to complete phase 1a and then progress to phase 2. This will bring forward the E-W spine road which can be used to access phase 1b at a later stage. Restricting development to the eastern side of the site will also ease congestion to the west as construction traffic will already be using Tabley Lane and Hoyles Lane to commence construction on Haydock Grange.

Members stated that the primary access should be via the Tabley Lane roundabout as agreed in the outline application and if this can not be facilitated, earlier phases should be brought forward rather than applying for an additional access which is considered too close to the Hoyles Lane / Tabley lane crossroads. Members noted that highways are supportive of the new access proposal *with a view to providing the option to close the link through to the Tabley Lane / Hoyles Lane junction*. If the application is approved, Members requested that a condition should be added to the consent to provide some clarity and confirmation of that intention in the future.

**06/2014/0598** Reserved matters application pursuant to outline planning permission 06/2013/0140 proposing the appearance, layout, scale and landscaping for the erection of 288 no. dwellings at Maxy House Farm, Sandy Lane, Cottam

As previously stated, Members believe the NW Preston Master Plan should be a detailed drawing for the whole of the NW Preston area - showing the exact layout of the main roads, traffic calming measures, footpaths, sewers, infrastructure etc. and individual planning applications should show how they fit into the Master Plan.

Applications should complement and support each other - rather than making the current situation worse or financing unnecessary or duplicate structures / provision. In this application, the applicant shows that there are footpaths and cycle links running through the estate but these are contained within the site and there is no effort to show how these will connect to the Guild Wheel or other neighbouring developments. It is noted that the application states offsite road improvements will be provided but again this detail is not contained within the application.

Members note that the site centres round a Village Green with higher density housing and open courts - as applications are being considered individually, it is impossible to tell how this will relate to other sites in the NW Preston area which defeats the purpose of having a master plan covering the whole.

Members note that 'on street parking' will be provided. Given the existing congestion and difficulties for refuse collection and delivery vehicles on many of our housing estates - Members question why the City Council would approve a scheme with on street parking and question how this fits into a 'garden city' theme.

To access Sandy Lane construction traffic must travel down Hoyles Lane turning right at the Post Office. The road in this area is considered dangerous with poor visibility and it is understood that the layout will be altered as part of the Taylor Wimpey application. Members questioned whether these works take place first or are we expecting slow moving construction traffic to turn right into a narrow lane with poor visibility? Members understood that the whole site will accommodate 288 houses and the applicant wishes it to be developed in 4 phases. Members feel the application should specify the number of houses to be built in phase one - with the detail and layout of later stages subject to further applications. Based on the above points Members **resolved** to oppose the application and feel applications in the east should be completed first so that construction traffic can use the E - W road in safety.

**06/2014/0685** 6x 2 storey dwellings with garages and new access off 152 Hoyles Lane. Members noted the application site lies to the south of the above application and is for 6 dwellings on a small, unused horse paddock which has the potential to provide an attractive area of open space with existing trees, flora and fauna at the base of the Wain Homes site for 288 properties. Adding an additional 6 homes in this manner seems unnecessary when so many homes are planned to the north. Members **resolved** to oppose the proposed access. Using an existing bus lay-by seems ill thought out when public transport is necessary and needs to be increased to ensure NW Preston does not become car dependent. Despite the objections above, if the access is considered acceptable, Members request that the access is only used for the 6 properties and not for the entire 288 homes proposed by Wain Homes.

**06/2014/0676** Conversion of barn to 1no. private dwelling and erection of detached garage following demolition of existing outbuilding at Beconsall Farm, Bartle Lane, Lower Bartle. Members **resolved** to leave to planning.

**06/2014/0688** Prior notification submission for the erection of an agricultural building at Harrison House Farm Benson Lane Catforth. Members were informed that planning application was not required.

**06/2014/0693** Erection of single storey extension to rear of dwelling at Lewth House Lewth Lane Woodplumpton. Members **resolved** to leave to planning.

**06/2014/0719** Change of use from agricultural barn to dwelling following partial demolition and installation of septic tank Old Woodsfold Farm Lewth Lane. Members **resolved** to leave to planning.

## **68 PRESTON LOCAL PLAN**

Members were informed that the Public Inquiry into the Local Plan will be heard over 2 weeks starting on the 21<sup>st</sup> October at the Town Hall. The Clerk has submitted a written representation to the Inquiry requesting that the Local Plan refers to the principles of the Master Plan. The Clerk was intending to support the representation in person but is now no longer able to attend. Unfortunately no Councillors will be available and it was **resolved** to rely on the written submission.

## **69 PUBLIC RIGHTS OF WAY**

Members noted that the Clerk has itemised the PROW reports and **resolved** to support the additional liaison with Lengthsman and the Ramblers Association in order to clear any backlog now that the grass cutting season is coming to an end. Members also noted that LCC is starting work on a revised Rights of Way Improvement Plan (RoWIP) and **resolved** to request a copy of the existing plan so that they can submit any revisions. In relation to LCC's questions regarding whether the local rights of way meet the present and future needs of the public members queried whether there was enough provision for blind and partially sighted persons and others with mobility problems.

## **70 FINANCIAL STATEMENT**

The Chairman confirmed that the accounts and bank statements reconciled.

**71 NEW PRINTER**

Members **resolved** to approve the purchase of a new printer, copier and scanner as a Parish council asset which will remain the property of the Parish Council if the Clerk leaves the Council's employment.

**72 ACCOUNTS FOR PAYMENT**

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

Clerk's October Salary	£761.24	CQ 1032
HMRC	£47.71	CQ 1033
Clerk's quarterly expenses 6 months	£73.46	CQ 1034
New Printer subject to A10 above	£131.98	CQ 1035
Lengthsman Contract	£352.50	CQ 1036
Poppy wreaths	£40.00	CQ 1037
Envelopes for Newsletter	£39.98	CQ 1038

**73 HALF YEARLY BUDGET ANALYSIS Apr 14 – Sept 14**

Members considered current expenditure against the budget and **resolved** to

- a) Vire the variance from the insurance reduction to the salary overspend
- b) approve the purchase of the poppy wreaths under S137 of the LGA 1972
- c) donate £25 to the Catforth Carol Service refreshments

**74 FLOWER BEDS AT WHITTLE HILL**

Members **resolved** to continue with the wild flower policy for the flower beds at Whittle Green.

**75 WOODPLUMPTON PLAY AREA**

Members noted the reply from Parks regarding the difficulties in improving the Woodplumpton Play area and the desire to work with the Parish Council to improve the area. Members **resolved** to include an article in the next newsletter seeking residents' views on the use of the field, play area and equipment.

**76 CONSIDERATION OF 15/16 BUDGET ITEMS**

Members **noted** the November meeting will focus on the 2015/16 budget and suggested the agenda include CIL monies and the purchase of solar powered SPIDS.

**77 NEWSLETTER**

Members **resolved** to include the following articles in the Winter Newsletter

- Details of the Christmas carol and tree services
- A reminder to use Woodplumpton Post Office
- Suggested improvements to the Woodplumpton Play area

**78 INSKIP COMMON LAND**

Members noted the concerns regarding the Catforth Amble and **resolved** to send a letter to Inskip Parish Council requesting that they support this community event by allowing fences to be erected on a temporary basis in future years

**79 DATA PROTECTION AND FREEDOM OF INFORMATION WORKSHOPS**

Member **resolved** that the Clerk attend the Information Commissioners workshops in Wilmslow Cheshire with the travel costs being shared with Whittingham Parish Council.

**80 DATE OF NEXT MEETING**

The next meeting of the Parish Council is scheduled for **Monday 17<sup>th</sup> November 2014** at 7.00pm in Woodplumpton Parish Rooms, rear of St Anne's Church, Woodplumpton.

Members noted that Cllr P Entwistle could no longer attend the LALAC AGM and Cllr Morgan was requested to attend as Vice Chairman.

The Clerk was requested to ask LCC to check some bright lights that had been erected at a cottage on the left of Bellfold canal bridge which were a distraction to drivers.