

## WOODPLUMPTON PARISH COUNCIL

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

on MONDAY 17<sup>th</sup> SEPTEMBER 2018 AT 7.00pm

- 61 PRESENT:** Chairman - Cllr M Greaves  
Councillors - Cllr M Entwistle, Cllr M Stewart, Cllr S Yates

6 members of the public

- 62 APOLOGIES:** Cllr B Dalglish, Cllr P Entwistle, Cllr S Morgan, Cllr B Probin

- 63 APPROVAL OF THE MINUTES** of the meeting held on 16<sup>th</sup> July Council meeting.  
It was **resolved** that the Minutes of the July Council meeting be 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 PUBLIC PARTICIPATION**

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

2 members of the public explained that they had attended to hear about the traffic calming proposed for Hoyles Lane which was mentioned in the Parish Newsletter. The Clerk replied that although the Parish Council was contacted to promote the works, no further information had been received. The residents stated that they lived opposite the Taylor Wimpey site and they had had enough of HGV's using the road to access developments. Hoyles Lane has a weight limit and due to the continued use, the road surface has deteriorated and there are several drainage issues. Other attendees added that there appeared to be no co-ordination with road works and you could not drive though the area without meeting a set of traffic lights. Concerns were also expressed that the road had not been realigned outside the post office and there was a lack of pavements outside the nursery and at Nog Tow.

The Clerk explained that the Parish Council was aware of all of the above issues and had requested progress on several occasions but the City Council was not prepared to enforce the planning conditions. A member of the public stated that the Parish Council should use CIL monies to engage a solicitor to contest the non-compliance with the conditions. The Clerk replied that this was not a valid use of CIL monies.

A Member of the Council advised that local head teachers had been invited to a meeting to discuss the allocation of school places in NW Preston, however Woodplumpton School was told that they would not be affected by the developments. Again it was questioned if those responsible for NW Preston actually knew what they were doing.

Further questions were asked in relation to progress on the E-W link road and the PWDR and it was alleged that the roads would not be going ahead. It was stated that the roads were subject to Government funding through City Deal and the funding has to be paid back if it is not spent within 2 years. These timescales could not be met due to a high court challenge by a land owner. The Clerk stated that she was not aware of this and did not have the latest updates as the NW Preston stakeholder meeting was being held tonight when Woodplumpton Members could not attend.

As a result of the above comments and questions, the Clerk stated that the S106 officer responsible for overseeing the developments in NW Preston would be invited to the October meeting.

A member of the public asked for a progress report on the Woodplumpton traffic calming plans. The Clerk stated that the plans has had been returned to LCC in July and despite several requests for a progress report, an email had only been received on the day of the meeting. It states that the plans had been passed to the road safety team but *other priorities and the holiday period will mean they will not have had the opportunity to deal with them immediately*. It was stated that this was entirely unsatisfactory and it was confirmed the reply will be discussed under the Agenda item.

On a positive note Cllr Greaves was thanked for his hard work in organising Woodplumpton fete which was a great success.

As there were no other matters raised, it was **resolved** that the meeting be reconvened.

## **66 PLANNING APPLICATIONS**

Members **noted** the 7 planning applications considered under delegated authority during August – listed as a separate document.

Members **noted** that an unauthorised stable at Catforth Road has been reported to the enforcement officer at Preston City Council.

Members **noted** that the City Council has stated they don't routinely consult the fire service as they 'self-serve' via the weekly list and only comment where appropriate. They did not comment on the Plumpton Field application. The City Council has noted the suggestion to issue 'standard fire information' with the decision notice and this has been referred to senior management. The Planning Officer also notes that LCC objected to an application due to poor sightlines in 1999 but did not object on this occasion. He has suggested that the matter is taken up with LCC. **MIN 66a** Members **resolved** that the Clerk contact LCC.

**06/2018/0499** Outline planning application for the erection of 1no detached dwelling (following demolition of existing buildings) at Moss House Riding Stables, Bay Horse Lane, Preston. Members noted that an appeal has been submitted in respect of the above refusal. As Members had reiterated previous application objections when commenting on **06/2018/0499**, **MIN 66b** it was **resolved** that a specific objection letter is submitted by written representation.

**Note** - Members are advised prior to the meeting that planning applications can be viewed at [www.preston.gov.uk](http://www.preston.gov.uk)

**06/2018/0705** 48no. dwellings, with associated vehicular access, landscaping and associated infrastructure on land to the north of Hoyles Lane & east of Sidgreaves Lane. Members noted that the application alters the layout of the houses and the alignment of the road in the NE corner, however as other changes had been classed as 'non material amendments' not subject to consultation, it was difficult to keep pace with the development. **MIN 66c** Members **resolved** to leave to planning as the amendments were internal and did not affect the overall approval the application.

**06/2018/0728** Outline planning application for up to 58no. dwellings, public open space and associated infrastructure (access applied for only) at Bridge House , Tabley Lane, Preston. Members noted that a previous application had been refused as the site did not provide connectivity and exited on to Tabley Lane which was contrary to the NW Preston Masterplan which states development should use the E-W link road – however an adjoining site had been approved as the City Council does not have a 5 year housing supply. **MIN 66d** Members **resolved** to oppose the application in accordance with previous comments.

**06/2018/0788** Outline planning application for 1no. dwelling (all matters reserved) on land South of The Orchard, Preston. Members were made aware of a letter received from the applicant explaining the reasons for the proposed new dwelling – however, Members need to determine the application in accordance with Planning Policy. Members considered that the application is in a prominent location in the open countryside and will involve development outside the village settlement.

**MIN 66e** Members **resolved** to oppose the application.

**06/2018/0793** Conversion of existing outbuilding and extension following demolition of stable block to form 1no. dwelling, and creation of new hardstanding to provide 2no. car parking spaces at Edge Farm, Hollowforth Lane, Preston.

Members noted that the dwelling will be created from the conversion of an existing barn and an extension over the existing stables. It is noted that the proposed property will be developed behind Edge Farm, however as there are 2 properties opposite at Ash Barn the application can not be considered as backland development. Furthermore as the property will be erected on the site of existing buildings it will constitute brownfield development.

**MIN 66f** For the above reasons, Members **resolved** to leave to planning.

**06/2018/0910** 1no. self build dwelling and associated works (access only) at Stone Field, Blackleach Lane, Preston.

Members noted that the site is currently used for the storage of agricultural machinery with a concrete hard standing and 2 large agricultural units to the rear. The site has benefitted from the erection of brick pillars and metal entrance gates. Although the site is in the open countryside where Members would normally be opposed to new development, it was noted that planning permission has been given for a new dwelling opposite the site and permission has also been given for a new workshop to the west of the site.

**MIN 66g** Given that some development has been approved in the area and in the absence of a 5yr housing supply, Members **resolved** to leave to planning.

**06/2018/0925** Children's day nursery and associated landscaping, car parking and access demolition of existing buildings (pursuant to 06/2016/0950 to seek variation of condition no.8 "Opening Hours") Ashbridge Nursery, Maxy House Farm, Sandy Lane, Preston.

Members noted that the current opening times are 7.30 to 18.00, however due to shift times and the distance travelled to work, there is a demand to drop off at 7.00

**MIN 66h** As the earlier start time will help to ease parking concerns, Members **resolved** to leave to planning.

## **67 ASHBRIDGE NURSERY**

The Clerk is still receiving complaints regarding parking and the lack of pavements at Ashbridge Nursery. Following a discussion with the manager, it is understood that the Nursery have instructed a contractor to put the footpath in, but he can't commence the work until he receives a permit from LCC which has not been forthcoming. There is also a concern that 'the nursery path' will end in a grass verge as Wain homes have not erected a footpath on their frontage. A condition to lower the speed limit to 30mph has also not been actioned. As the above points were conditions on the planning consent, Members **resolved** that they should be added to the list of matters to be referred to the S106 officer.

## **68 LOCAL PLAN - CALL FOR SITES**

Local Authorities are required to assess the availability of land to meet local needs for housing, employment, retail, leisure and other uses. Consequently the City Council has issued a Call for Sites consultation to help them identify sites over the next 15 years and beyond. Anyone can submit a site by completing the on-line form. The Call for Sites exercise does not determine whether a site should be allocated for development, it just enables technical work to take place to assess the suitability for inclusion in the Local Plan. Any sites considered to be appropriate, will be subject to further public consultation through the Central Lancashire Local Plan process.

Members stated that the consultation was pointless because developers would simply expand the NW Preston area with more and more housing. Employment opportunities could be created by providing the supporting infrastructure such as roads, schools and hospitals but the City Council is powerless to ensure these necessary items are provided. Members noted the reply from the Clinical Commissioning Group which explains that healthcare will be provided by an expansion of Ingol Health Centre. The Core Strategy referred to a need to identify sites for Travellers, but this exercise was never completed. Members **resolved** to reply with the above comments and suggested that a Traveller site is provided at Wallend Road. Sites recently included on the Heritage List should also be included in the Local plan.

## **69 UPDATE ON POLICE VEHICLE**

Members noted the reply from the police confirming that whilst they are still without a permanent vehicle, Mr Clegg is still trying to source additional funding. In the meantime incidents are being responded to and officers are working hard to deal with issues as they arise. It was **resolved** that no further action could be taken by Woodplumpton, but it was noted that Grimsargh had requested that the item be added to Preston Area Committee for Parishes to consider collectively.

## **70 FINANCIAL STATEMENT**

The Chairman confirmed that the accounts and bank statements had been reconciled.

## 71 ACCOUNTS FOR PAYMENT

a) Members noted the Direct Debits for Easy websites and NEST pension and approved the following accounts already paid in accordance with standing order 28 (b) & (c)

Lengthsman Contract – 20 <sup>th</sup> July	£750.00	BACS	REF 52
Lengthsman materials	£26.92	BACS	REF 53
Greenbarnes Notice Board	£1634.38	BACS	REF 56
Lengthsman Contract – 17 <sup>th</sup> Aug	£750.00	BACS	REF 57
Newsletter Delivery new houses & WP	£85.00	BACS	REF 58
Clerk's Aug Salary inc arrears	£4235.47	BACS	REF 59
HMRC PAYE Aug	£1914.87	BACS	REF 60
HMRC Employer N Ins Aug	£751.87	BACS	REF 61

b) Members noted the receipt of the LCC grant for PROW works and **resolved** to approve the following accounts for payment

Concrete to Install Silhouettes & new poppies	£35.91	BACS
Clerk's Sept Salary	£1106.00	BACS
HMRC PAYE - Sept	£108.84	BACS
HMRC Employer N Ins Sept	£73.19	BACS
Lengthsman Contract - Sept	£750.00	BACS
Lengthsman Materials	£25.80	BACS

A discussion took place on the security of the silhouettes. Cllr Yates stated that Catforth's would be permanently installed as they are cementing the metal base into concrete. It was proposed that this also happens at Woodplumpton and it was suggested that the Parish Lengthsman complete the works in conjunction with Cllr Entwistle who has completed the work to date.

## 72 WEBSITE SECURITY CERTIFICATE

New versions of Google Chrome will mark websites without a Secure Sockets Layer Certificate (SSL) as "Not Secure". Although the SSL Certificate is not mandatory, it helps to comply with GDPR security guidelines and it reassures users that the site is genuine. Members **resolved** to request the additional website security at a cost of £3.00 per month.

## 73 TRAINING CONFERENCE

The Cheshire Branch of the Society of Local Council Clerks is holding a training conference in September. Items of interest to Woodplumpton include the Code of Conduct and Clerks job evaluation, hours and pay. Attendance is £30 which will be split equally with Whittingham Parish Council. Members **resolved** to pay the £15 contribution. CQ 1277

## 74 REVIEW OF CIL ITEMS

Members **noted** the following updates relating to CIL expenditure.

**Highways** – as stated under public participation, the plans were returned to LCC in July but LCC have not taken any further action and have now suggested that the Parish Council commissions external consultants. Members expressed their disappointment at the reply as it was understood that LCC wanted to work in partnership and would progress the work as part of City Deal. Concerns were expressed that the delays will impact on CIL money which will be clawed back if it is not spent within 5 years.

It was **resolved** that the Clerk check the background to the plans and request that LCC progress the plans as a matter of urgency.

**The Orchard** - PCC are still considering options for improvements to the frontage of The Orchard but a meeting has been requested.

**Garden Bin** – The City Council have been in touch to confirm the requirements for the new bin in the Community Garden and a meeting will take place with the lengthsman.

**Fixed penalty training** – A reminder has been sent to the City Council requesting details of the next training course.

**75 NEIGHBOURHOOD PLAN UPDATE**

Members **noted** that a meeting has been arranged with the Consultant for Mon 24<sup>th</sup> Sept in Woodplumpton Parish rooms. The Clerk has been requested that the Character Appraisal is circulated in advance of the meeting.

**76 DATE OF NEXT MEETING**

The next meeting of the Parish Council will be held on **Monday 15<sup>th</sup> Oct 2018** at 7.00pm at Catforth Primary School.

The Clerk informed Members that the City Council had issued a consultation on polling stations due to the proposed boundary changes. As no changes were proposed in the Parish, no further action was required.

**COMMUNITY GARDEN PAYMENT DISPUTE**

The Parish Council acts as Trustees for the Community Garden but the accounts and Minutes are separate documents. The Trustees are requested to note that Waterplus now issue the bills instead of United Utilities. Unfortunately their latest bill is incorrect as they have added a standard charge for sewerage. The bill has been disputed and copies of previous bills with the sewerage amount shown as zero have been sent to Waterplus – but the Trustees are requested to **note** that, the bill has not been paid and the matter remains unresolved.