

WOODPLUMPTON PARISH COUNCIL

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

on **MONDAY 21st JANUARY 2019 at 7.00pm.**

114 PRESENT: Chairman Cllr M Greaves
Councillors Cllr P Entwistle Cllr M Entwistle Cllr S Morgan
Cllr B Probin Cllr M Stewart Cllr S Yates

7 members of the public as detailed on the signing in sheet

115 APOLOGIES: Cllr B Dalglish, City Councillor Sue Whittam

116 APPROVAL OF THE MINUTES of the meeting held on 19th November 2018.

It was **resolved** that the Minutes (circulated on the 13th December) be signed as a true record.

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

Members declared a pecuniary interest in relation to the setting of the Precept and submitted a written request for a dispensation under S31 of the Localism Act 2011. The Clerk considered the requests in accordance with SO 38 and S101 of the Local Government Act 1972 and granted the requests under Section 33 of the Localism Act 2011.

118 PUBLIC PARTICIPATION

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

A resident requested advice regarding a water course at Catforth as soil is falling in to the water course. An officer from LCC said they may be able to pipe the water – but LCC have now written to the resident saying it is not possible. The resident would be willing to plant some shrubs or erect a fence but LCC have declined that option too.

A Councillor stated that as 3 other properties have put pipes in, a precedent has been set and as the resident expressed concern that the water course would become polluted, it was suggested that they contact the environment agency. The Clerk will provide the contact details.

A different resident reported that a farmer has put a 'flood defence' on Benson Lane near to Willow Nook Stud farm, the result is that a 'lake' has been created in the next field. It was suggested that the resident also reports this to LCC.

Chief Inspector Jon Clegg and Inspector Helen Dixon were welcomed to the meeting. They were reminded of the meeting held in Preston on the 8th November where they outlined plans to alter the rural policing structure. (See Min 101) Concerns were expressed that staff from Broughton had now moved to Preston, effectively leaving the rural areas with no cover except an incident response car that may be in the area if it is not busy elsewhere. It was also stated that Garstang had managed to retain a Community Beat Manager and a police station and it was questioned why we are only getting the crumbs off the table. The recent ATM thefts illustrate that criminals are targeting the rural areas; building sites are also being targeted and there is an increasing population due to the new housing – but by the time the police arrive to any incidents the offenders will be long gone.

Chief Insp Clegg reiterated his comments made in November that the changes are beyond his control and are as a direct result of £84m budget cuts which has resulted in significant staff cuts. Resources have to be deployed to areas of high deprivation, risk, threat and vulnerability. Officers are dealing with incidents involving firearms, drugs, rapes, and child exploitation. Tough decisions have to be made – but he has to put officers where the threat is. Chief Insp Clegg concluded by acknowledging that Broughton will lose a CBM – but PCSO's will still cover the rural area. Broughton will still be a satellite office and as officers will work digitally it will free up more time on the streets. Apart from the decision to cut the CBM's from 25 – 13, other decisions are not written in stone and the situation will be reviewed in 3 / 6 months' time and he asks for an opportunity to demonstrate that the reorganisation will work.

A discussion took place on the difficulties encountered with the 101 reporting system. It was stated that these problems are being addressed too and the force has committed to spending money to carry out the improvements. Communication staff will be relocated to Preston and they will have local knowledge – but it is a 2-way process and the police need residents to report incidents – which the Parish Council can help with.

It was stated that whilst the Parish Council wishes to know what crimes are taking place and if crime is on the increase, Members also want to know what role the Parish Council can play in terms of crime prevention. It was suggested that Sgt Anne Otter attends the Parish Council meeting every 3 months to consider any problems / solutions. It was questioned if she would have the authority to make decisions on behalf of the force or if contact should continue with the new Chief Inspector but it was suggested that we start with Anne and refer up the chain of command if necessary. It was also suggested that the Parish Council approaches the Neighbourhood Watch co-ordinator to set up schemes on the new estates.

Chief Insp Clegg and Insp Dixon were thanked for their attendance.

The Clerk informed Members that Cllr Lona Smith wrote to Ben Wallace MP following the November meeting and has received a reply stating that he has arranged a meeting with Chief Inspector Steve Sansbury. Cllr Smith has expressed her disappointment that Mr Wallace has not raised the matter at Westminster as this is where the cuts are being introduced.

119 NW PRESTON – TRAFFIC MEASURES

Following the points raised under public participation at the November meeting in connection with the 'green tarmac' recently laid on Hoyles Lane, Members noted the reply from LCC. Members stated that they remain unhappy that LCC is reliant on developers submitting and installing traffic calming measures as and when they see fit and *LCC will only examine the effectiveness of the combined measures once they are implemented.*

LCC are responsible for the highway and they should have a robust process for checking that the proposed measures are suitable. Members **resolved** that the Clerk ask LCC what the green patch is for, how much did it cost, is it used in other areas and are there any recorded success rates for 'calming' traffic or has it led to more confusion?

Attention was drawn to an email exchange between the Clerk and a member of the public expressing concerns about the increase in traffic on Tabley Lane. The email suggests that the Parish Council uses its CIL monies to install a traffic counting device on Tabley Lane to establish the current traffic levels. The resident is concerned that whilst LCC have stated that Sandy Lane will be the preferred route to the E-W link road, the Parish Council will not be able to 'prove' that the volume of traffic on Tabley Lane (or any other road) has increased or decreased unless it has reliable data illustrating the current traffic levels.

Members noted the suggestion but felt that LCC would dismiss any monitoring figures as the information would be collated whilst diversions are in place. Members also stated that the CIL monies are better spent addressing the existing known problems rather than monitoring a situation that may or may not become an issue in the future. Members **resolved** not to proceed with the suggestion.

120 TRAFFIC CALMING - WOODPLUMPTON AND CATFORTH

Under the Public Participation section of the November meeting, a resident expressed his frustration at the lack of progress with the traffic calming scheme and advised that he had arranged a meeting to discuss the issues with Mr Wallace MP and officers from LCC. The Clerk advised that Mr Wallace had invited the Parish Council to attend the meeting and under MIN 100 it was resolved that the Chairman would attend to confirm the Parish Council's involvement and concerns.

The Chairman explained that the purpose of the meeting was subsequently changed because the resident put forward an alternative traffic scheme which he wished to discuss with officers and Mr Wallace. As this was not in accordance with the reasons the Parish Council had resolved to attend, the resident's suggested Agenda was withdrawn and the meeting was moved to Elswick.

The Chairman reported that Mr Hudson, Cllr Wilkins and Cllr Iddon were present from LCC along with Mr Wallace, his PA, the resident and Members from Elswick Parish Council who listened in as they wish to follow a similar process.

Having listened to the likely objections to his alternative scheme, the resident retracted the suggestion. Mr Hudson explained that the Woodplumpton plans were back from the road safety unit and the Catforth plans would follow. He confirmed that LCC would be happy to mount the plans on foam backed boards to enable the Parish Council to hold a public consultation. All concerned acknowledged that this is a flagship scheme where private sector money will be used on public roads and all those present expressed their commitment to the scheme.

In terms of progressing the matter, LCC engineers can start drawing up the final plans once the concept plans have been agreed by the Parish Council. Once the final plans have been drawn up they can be presented to Cabinet with the intention of starting the works in November.

Members welcomed the above report and agreed that whilst good progress had been made on the 18th Jan, the Parish Council still doesn't have the concept drawings for both areas. Members also stated that as the schemes may go out to tender, the Parish Council should be involved in the tendering process to ensure residents are getting best value – both in terms of costs and the duration of the works. In addition, the Parish Council needs to know the estimated costs before it can commit to the delivery or public consultation. In terms of the public consultation, Members stated that the main purpose was to inform residents of the scheme which has been recommended and approved following discussions with LCC. It was **resolved** to request the concept plans and the estimated costs as soon as possible so that they can be discussed at the February meeting. Members also indicated that if time permits, they would prefer to hold the consultation at the same time as the consultation on the Neighbourhood Plan.

121 MATTERS RELATING TO THE PARISH LENGTHSMAN

At the November meeting, the Lengthsman asked if he should clear undergrowth from traffic signs as LCC were not maintaining them. Members agreed that all tasks in the job specification are subject to risk assessments and the Lengthsman's judgement that it is safe to proceed. On this basis Members **resolved** to leave the judgement to the Lengthsman and alter the job specification to include maintenance of verges and signs.

At the November meeting, Members were also requested to consider whether to ask DEFRA to investigate practices at a poultry farm where 21,000 birds were recently killed in a fire, however, Members were subsequently informed that the business had gone into liquidation. Members **resolved** that it was not necessary to contact DEFRA and if the odour problems continued, residents would be advised to contact the Environment Agency on the number circulated in the summer newsletter.

122 CROSSES FARM

The Parish Council has received several complaints about furniture, rubbish and food waste being left out at Crosses Farm, Catforth Road, Catforth. Concern was expressed that the debris will attract rats. Members **resolved** to refer the matter to Environmental Health with a request that they tidy the site up within an agreed timescale.

123 PLANNING APPLICATIONS

Note - Members are advised prior to the meeting that planning applications can be viewed at www.preston.gov.uk. As a meeting did not take place in December, Members **noted** the 10 applications considered by the Clerk under delegated authority – see appendix A.

06/2018/1053 to seek the variation of condition no.1 "Approved Plans" for 350no dwellings, new vehicular access, open space, landscaping and associated infrastructure (pursuant to 06/2015/0530) at Hoyles Lane, Cottam.

Members were informed that the initial application **06/2015/0530** was for 350 dwellings but the developer wishes to increase the number of homes by replacing 4 / 5 bedroomed properties with 2 / 3 bedroomed properties in the 2 areas shown red on the site plan. However, as the original consent specifies a maximum of 350 homes, the developer is unable to increase the number of dwellings without increasing the amount of land to be developed. Consequently, the developer is also applying to alter the layout in the NE corner of the site, effectively relocating the properties already approved in this section, to the areas shown red on the site plan. The NE corner will then be subject to a new application for 48 dwellings.

In principle, Members had no objection to the replacement of 4 / 5 bedroomed properties with smaller 3 / 4 bedroomed homes, but concerns were expressed that the road layout on the submitted plans (outside the red edge), do not bear any resemblance to the scheme approved under 06/2015/0530. Furthermore, it is clear that the developer's aim is to increase the number of dwellings over and above the 350 properties approved. As the application submission is neither clear nor transparent in terms of the location of the relocated properties, the Parish Council **resolved** to object to the application.

06/2018/1260 Hybrid application for site re-profiling works (Full application) and the erection of 84no. dwellings and proposed cycle path to provide an alternative route to a section of the Guild Wheel (Outline application) at Lightfoot Green Lane, Fulwood.

Members **resolved** to oppose the application because it is not part of the NW Preston Masterplan and it lies within the protected buffer zone of the joint Lancashire Minerals and Waste Local Plan for the extraction of sand and gravel at Bradleys sand pit.

06/2018/1316 Front porch, first floor extension over existing, front dormers and two storey rear extension at The Hermitage, Lewth Lane, Preston.

Members **resolved to** leave to planning as the extensions appear to increase the property by more than 50% of its original size which would be contrary to the Rural Development Supplementary Planning Document.

06/2018/1320 1no. agricultural worker's dwelling on the field to the rear of farmyard, Adamson's Farm, Eaves Lane, Cuddy Hill, Preston.

In general, Members would be opposed to a new dwelling in the open countryside, however as the proposal is for a modest dwelling in connection with a farming enterprise and is supported by an agricultural justification report, Members **resolved** to leave to planning.

06/2018/1401 Two storey side and rear extension, render to all elevations, following demolition of existing utility room and front porch at Lewth Farm, Lewth Lane, Preston.

Members raised no objections to the proposal but **resolved to** leave to planning to assess whether the property would be increased by more than 50% of its original size.

06/2018/1415 5no. dwellings and detached garages on land west of, Former Maxy House Farm, Sandy Lane, Preston.

Members noted that plot 27 and its garage needs to be moved back to accommodate a drainage easement from the adjacent nursery. To accommodate the change, other plot layouts have been amended and plot 213 has been altered to a narrower unit.

Members **resolved** to leave to planning.

124 MOTION OF NO CONFIDENCE IN CITY COUNCIL PLANNING OFFICERS

Members were informed that during Nov & Dec, Preston City Council approved hundreds of new homes in Whittingham and Broughton because the City Council does not have a 5yr supply. It has since been established that the situation is unlikely to change "because planners are 'crippled' by a lack of new homes built in previous years and the Local Plan will not be revised and adopted until 2022".

As a result of the above, Broughton Parish Council passed a Motion of No Confidence in Preston City Council Planning Officers. They have been advised that the Motion may get greater support by the Secretary of State if it is supported by other Parishes. Consequently, Broughton have asked Members of Preston Area Committee to consider the Motion on the 23rd January. Members **resolved** to indicate their support for Broughton's Motion at the Preston Area Committee meeting.

125 FINANCIAL STATEMENT

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

Members were informed that the bank bounced CQ1281 transferring £70,500 to the Public Sector Deposit Fund due to a misunderstanding regarding a signatory on the account.

The bank have apologised and have credited the account with £75 compensation for the inconvenience caused. The cheque has subsequently been reissued as CQ1282.

Following the investigation into the matter, it has been confirmed that Cllr Dalglish and Cllr Yates will need to be added to the bank's signatory list. It was **resolved** that the Clerk liaise with those concerned.

126 REVIEW OF 3rd QUARTER ACCOUNTS 2018 / 2019

Following the completion of the 3rd Quarter April – December, Members considered the current expenditure against the budgeted items. Members **resolved** that no virements were necessary.

127 SLCC MEMBERSHIP

Members **resolved** to renew the Clerk's membership to the Society of Local Council Clerks. As the Clerk works for 2 Parishes the membership cost of £196 will be shared equally by both parishes. Members noted that this amount does not include a £40 subscription to the Union element of the Society as this will be paid by the Clerk.

128 ACCOUNTS FOR PAYMENT

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

Dec NEST pension	£32.09	DD
Postage of Dec Newsletter	£267.96	BACS
Delivery of Parish newsletter	£85.00	BACS
Replacement xmas lights	£79.19	BACS
Replacement Lawn Mower	£675.00	BACS
Barry Hill Lengthsman duties to 7 th Dec	£750.00	BACS
Wood for stiles and postcrete for PROW	£29.87	BACS
Clerks Dec Salary	£1106.00	BACS
HMRC PAYE	£108.84	BACS
HMRC N Ins employer	£73.19	BACS
Charles Arnold Baker Book	£110.99	BACS

Members **noted** a receipt of £55.50 from Whittingham Parish Council in respect of half of the cost of the Charles Arnold Baker book and £29.30 in respect of half of the stationery costs approved in November. Members **noted** the approved direct debit payments to Easy websites and Nest pension.

128b) ACCOUNTS FOR PAYMENT

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

SLCC payment	£98.00	CQ 1283
Barry Hill Lengthsman duties Jan (less hols)	£375.00	BACS
Lengthsman material	£12.48	BACS
Clerks Jan Salary	£1106.00	BACS
HMRC PAYE	£108.84	BACS
HMRC N Ins employer	£73.19	BACS

129 2019 / 20 BUDGET AND PRECEPT SUBMISSION

In November, Members considered the DRAFT 2019/20 budget which included variances in expenditure, new projects and items requiring renewal or repair. Members noted that the Parish Council elections will take place in May 2019 and requested that the full cost is included rather than the uncontested cost. Members also requested that the additional hours worked by the Lengthsman on PROW work should be included as an ongoing cost rather than a CIL expense. These alterations were presented in a revised budget and Members **resolved** to set the Precept at £30,000. Although this is an increase on previous years due to the items above, Members noted considered that as the Precept is divided by an increased number of properties, the increase per householder will not be significant.

The Lengthsman has advised that the planters on Whittle Hill need planting with evergreen shrubs. Members noted that as the 2018/19 budget included £1,000 for materials and plants etc and as current expenditure is £256, the expenditure can be met from the 2018/19 budget.

130 UPDATE ON CIL ITEMS

ORCHARD FRONTAGE

The City Council has issued a revised quote for the proposed works to the frontage of the Orchard. The quote for an additional tarmac surface will increase the cost by £21,000. Members felt that the increase was disproportionate to the amount of work involved and **resolved** to ask the City Council to provide an alternative quote for stone chippings or a permeable surface. As the work will be completed by contractors, Members also requested that 3 quotes are obtained to ensure the specification provides best value for residents.

Members noted that The Orchard street name plate has again been damaged by lorries cutting the corner as they turn into the road. The City Council have been asked to replace it and Lancashire County Council have been asked to install some preventative measures to stop it being damaged again.

131 NEIGHBOURHOOD PLAN UPDATE

The Clerk reported that the second stage of the Neighbourhood grant was approved on the 26th November and the consultant is now working on the design statement. A progress report will be brought to the February meeting.

132 BUCKINGHAM PALACE GARDEN PARTY

Members **resolved** to nominate the Chairman, Cllr Greaves to be entered into the ballot to attend a Garden Party at Buckingham Palace on 15th May 2019.

133 MYERSCOUGH CAR RALLY

Members noted that Myerscough College will be hosting a car rally on public roads on the 23rd March 2019. Members **resolved** to query the road closures and publicity and request a map of the proposed route.

134 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 18th February 2019** at 7.00pm at Woodplumpton Parish Rooms, rear of St Anne's Church.

APPENDIX A

As a meeting did not take place in December, Members **NOTED** the following planning comments made by the Clerk under Standing Order 40 - Delegated Authority.

06/2017/0978 3no. dwellings and new vehicle access from Hoyles Lane on land adjacent, 91, Hoyles Lane, Cottam.

The application was registered one year ago and has been pending since then. Members objected to the proposal as the access is dependent on the realignment of Hoyles Lane which has not yet taken place.

Representation – object again due to access concerns on Hoyles Lane.

06/2018/1227 2no. dwellings at Garlick House, Green Lane, Catforth.

An application for 3 dwellings was refused as the application is in the open countryside and it is not a sustainable location.

Representation – object again due to unnecessary development in the open countryside.

06/2018/1238 Outline planning application for 2no. dwellings including layout at White Gables, Bartle Lane, Preston.

Previous applications have been refused as the application is in the open countryside and the proposal constitutes backland development.

Representation – object again due to the precedent set by previous refusals.

06/2018/1240 Outline planning application for 1no. dwelling (access applied for only) at Prospect House, 236 Woodplumpton Road, Woodplumpton.

The site can be considered as an infill plot between 230 and 236 Woodplumpton Road. Although the proposal will be in the garden area of 236 Woodplumpton Road a high court ruling states this should be considered as brown field land. The development will utilize an existing access. **Representation – leave to planning.**

06/2018/1247 Private stable block, poly tunnel for storage, hardstanding (retrospective), hen cabin and change of use of agricultural land to equine land on land adjacent West View, Catforth Road, Catforth.

In principle there are no objections to the stable, but the hen cabin would not appear to accord with the change of use to equine land. It is noted highways have objected to the access due to poor visibility. **Representation - leave to planning but I have requested further consultation if any amendments are proposed to the hedge as a result of the highway comments.**

06/2018/1274 4no. lighting columns on existing car park at St. Andrews Presbytery, 114 Hoyles Lane, Preston

Representation - no objections providing no dazzle and distraction along Sandy Lane.

06/2018/1277 Variation of conditions no.1 "Approved Plans" and no.4 "Visibility Splay" (pursuant to 06/2018/0517) for a veterinary surgery, car park and vehicular access at Newfield, Tabley Lane, Preston.

A resident has objected to the proposal as the entrance will be moved further north immediately opposite his property. He is concerned it will cause dazzle and distraction. **As Members objected to the original scheme, a further objection has been submitted.**

06/2018/1311 Single storey rear extension to existing garage to form stables, following demolition of 2no. outbuildings at Sunny Brook, Benson Lane, Preston.

The proposal is set back from the road and is attached to an existing garage minimising the impact of the stable. **Representation - leave to planning**

06/2018/1327 Single storey side and rear extension at 106, Fallow Avenue, Preston.

Concerns were expressed as this is a prominent plot on the corner of Fallow Avenue and in addition to increasing the density of the plot, there will be an impact on the street scene.