

WOODPLUMPTON PARISH COUNCIL

MINUTES OF THE MEETING HELD AT WOODPLUMPTON PARISH ROOMS REAR OF ST ANNES CHURCH, WOODPLUMPTON

on **MONDAY 26th MARCH 2018 at 7.00pm.**

150 PRESENT: Chairman Cllr M Greaves
Councillors Cllr B Dalglish
Cllr M Entwistle Cllr P Entwistle
Cllr S Morgan Cllr S Yates

10 members of the public.

151 APOLOGIES Cllr B Probin, Cllr M Stewart

152 APPROVAL OF THE MINUTES

It was **resolved** that Minutes from the 12th February 2018 be accepted as a true record.

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

Cllr Yates declared a pecuniary interest in the donation to Catforth Village Hall as she is a member of the Management Team.

154 PUBLIC PARTICIPATION

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

Members of the public expressed concerns about application **06/2018/0198** at Moss House Farm and raised questions regarding the pending application for 4 dwellings.

The Clerk clarified that the application for 4 dwellings **06/2017/1249** covered the whole site and this application related to approximately one third of the site to the north.

If both applications are approved, the applicant would need to choose which scheme to develop. If the development for one house is favoured, it would be necessary to submit a new application to develop the remaining two thirds of the site.

Concerns were expressed that there were no sewers in the area but as the application is in outline, drainage issues will be addressed if a detailed application is submitted.

It was noted that in justifying the infill status of the site, the applicant had compared the site to other approved schemes which were considered irrelevant as they were on brown field land and were served by main roads. The unsuitability of Bay Horse Lane as a narrow rural road was again referred to. The Clerk referred those present to correspondence from the City Council which states that *in the absence of similar concerns from the County Council as Highway Authority, the Local Planning Authority cannot agree with this view.* With this in mind, those present were urged to contact their elected County Councillor George Wilkins, to make representation on their behalf. It was stressed that representation must be submitted by the 28th March.

The Clerk also informed those present that as the City Council had conceded that it did not have a 5 year housing supply, policies 1 and 4 of the Core Strategy are considered to be out of date and the application should be assessed against paragraph 14 of the NPPF. This paragraph states that where relevant policies are out of date, planning permission should be granted **unless** the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Several housing schemes have been approved due to the lack of a 5yr supply but to the best of the Parish Council's knowledge, the City Council is yet to refuse an application due to significant adverse impacts. Residents voiced their dismay at this news and queried if anything was being done to bring empty homes into use such as the ones at the Catforth Lane / Bay Horse Lane junction. The Clerk will contact Spring Avon Developments to request an update. In light of the above news, those present conceded that one property would be preferable to 4 properties.

Cllr Whittam stated that she had tried to 'call in' the application at Plumpton Field but because the application was submitted over Christmas, the representation deadline had expired and a complaint has been lodged with the Cabinet Member for Planning.

Mr Hill, the Parish Lengthsman, stated that the County Council would no longer be collecting litter in Woodplumpton. As the Lengthsman's time will now be spent on grass cutting, he requested that the Council considers an increase in hours or the use of volunteers to keep on top of the problem. The comments were noted.

Work on the PROWs will also drop due to the grass cutting commitments.

To ensure visibility is not impaired by new growth, the CCTV will be erected once the trees are in leaf. Once erected, consideration needs to be given to accessing the device to replace the batteries. It was confirmed that recording are activated on movement and images will be sent wirelessly to Mr Hill's laptop. Conditions for viewing and using the images are included in the CCTV policy (to be approved by Members) and the Lengthsman's Contract confirms the Policy must be adhered to.

It was questioned if a tree should be planted where the telephone kiosk was in Catforth. This will be included as a future agenda item.

There being no further matters, it was **resolved** that the meeting be reconvened.

155 PRESTON WEST DISTRIBUTOR ROAD, EAST – WEST LINK & COTTAM LINK

LCC have issued a Side Road Order to construct the above roads. If confirmed, the SRO will permit the authority to 'stop up' and construct new highways. Any objections to the SRO must be made in writing to the Secretary of State before the 13th April. Members feel that the roads are long overdue but stated that whilst the plans provide clarity regarding the route, there is little clarity regarding how the scheme will be financed or how the roads will be constructed. Originally, it was understood that the roads would be financed through CIL with the Developers constructing the sections within their application sites. At the time, concerns were expressed that CIL may not come in quick enough to complete the roads and there could be different standards and connectivity between the individual Developer sections.

It is now understood that the construction will be completed as one project to be 'bankrolled' by City Deal with the amount 'claimed back' from CIL in due course.

If this is correct, it should speed up the construction and reduce concerns regarding connectivity and funding. It was **resolved** that the Clerk requests a definitive answer from LCC regarding how and when the roads will be financed and built.

156 PLANNING APPLICATIONS – TO DETERMINE

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

06/2017/1384 In accordance with MIN 123e, the Clerk spoke at planning committee and requested that Taylor Wimpey deliver the shops at Haydock Grange as detailed in the outline application 06/2011/0473. The application was approved - without the shops - because Taylor Wimpey assured the Committee that they were meeting officers to discuss the delivery of a district centre to the north of the site in accordance with the NW Preston Masterplan. With this in mind, a representative from Taylor Wimpey was invited to the Parish Council meeting. Members **noted** that an acknowledgement has been received and Taylor Wimpey will confirm their intention in April.

06/2018/0020 Following the approval of the above application an email has been sent to United Utilities to query the drainage arrangements for phase 2. Members **noted** that a reply has not been received.

Fylde 18/0179 Resubmission of 17/0557 for expansion of livery and horse breeding facility including - construction of outdoor menage, conversion of existing stables/indoor menage to stables/tack barn, conversion of barn to equestrian sales, installation of columns for lighting/CCTV, reconfiguration and extension of parking area, boundary treatments and new gated access at Pepper Hill Farm, Roseacre Road, Treales.

Members noted that the above application is in Fylde but a local resident has contacted the Parish Council expressing concerns regarding the light pollution. Members agreed that the site can be seen for at least 1 mile within the Woodplumpton Parish area and is a major cause of light pollution. Members stated that more effort should be made to improve the downward projection of the lights and **resolved** to object to the application.

06/2018/0168 Extension to existing agricultural building at Rolling Pin Farm, Lewth Lane, Woodplumpton. Members noted that the application relates to the expansion of an agricultural building in connection with a farming business. Members **resolved** to leave to planning.

06/2018/0169 Single storey rear extension Tanpit Barn, Catforth Road, Catforth. Members noted that a previous application 06/2017/0847 had been refused as the proposed extension was considered to be out of keeping with the converted agricultural building. Members noted that the scheme has been modified and there is an email on file dated 5th February 2018, which confirms that the previous concerns have been overcome. Members **resolved** to leave to planning.

06/2018/0198 Outline planning application for 1 no dwelling following demolition of existing buildings (access, landscaping and layout applied for) at Moss House Riding Stables, Bay Horse Lane, Catforth

Members reflected on the comments made under public participation.

In general, the Parish Council is opposed to new dwellings in the open countryside when demand can be met from the NW Preston strategic location, however it was noted that as the City Council has conceded that it does not have a 5 year housing supply, applications should be considered favourably unless the adverse impacts would outweigh the benefits.

Concerns remain regarding the use of Bay Horse Lane as a narrow, rural road, but it is noted that these concerns are not shared by LCC as the Highways authority.

Members noted that the site may be classed as an infill plot as the proposed property is on the frontage of Bay Horse Lane between Homestead and the existing dwelling.

Members stated that the preservation of the building line would be preferable to the courtyard development which covers the whole site area.

Members believe that there are adverse impacts associated with the development - particularly as it relates to development in the open countryside - however in the absence of a 5yr supply, it was **resolved** that the application could not be supported and the extent of the adverse impact needs to be assessed by the City Council.

06/2018/0201 Replacement outbuilding following demolition of existing outbuilding at Wrainhow House, Lewth Lane, Woodplumpton.

Members noted that the proposal was granted a certificate of lawfulness in 2016 but the garage was not built. Planning permission is required as the applicant wishes to add velux roof lights to allow lighting to a second storey storage facility.

Members **resolved** to leave to planning.

06/2018/0118 3 dwellings following demolition of outbuildings at Beech Grove Farm, Malley Lane. Members noted that prior notification was not required for the change of use of the buildings to 3 dwellings in Feb 2015. Planning permission is now required as the outbuildings are due to be demolished however the dwellings would appear to be on the same footprint of the outbuildings. Members **resolved** to leave to planning.

06/2018/0278 Single storey rear extension at Lavender Cottage, Cinder Lane.

Members noted that this is a small cottage which was extended in 2011. The new extension will increase the volume of the original house by 69% which is contrary to the Rural SPD which seeks to restrict extensions to 50%. It is noted that the applicant considers the extension to be modest in size which will not result in any harm however, in considering the application, Members feel that the principles of the SPD should be adhered to and a consistent response should be made by the Parish Council.

Members **resolved** to object to the extension as it is contrary to the Rural SPD and the mitigating circumstances do not warrant a deviation from the policy.

06/2018/0279 Change of use of agricultural land to residential at Lavender Cottage, Cinder Lane Woodplumpton. Members **resolved** to leave to planning.

157 CCTV POLICY

Members considered the self-assessment tool which helps the Council demonstrate that it complies with the 12 principles of the Surveillance Camera Code of Practice.

Members **resolved** to approve the CCTV Policy which specifies what the device will be used for, the procedures for viewing the material, who the information should be shared with and when and where the content will be viewed.

Members agreed that every effort has been made to show due diligence in the use of the equipment but **resolved** that the final policy and procedures for using the equipment should be run past PC Banks.

158 LENGTHSMAN CONTRACT

A contract has been prepared for Mr Hill to continue as Parish Lengthsman from April 2018. Members noted the inclusion of condition 15 in respect of the CCTV policy. It was **resolved** that the contract be signed by the Clerk and Chairman who will also speak to the Lengthsman to ensure the need to comply with the CCTV Policy is fully understood. With regard to the additional hours for litter picking, this would need to be a consideration when budget items are proposed in November 2018. In the meantime, it was suggested that an article be included in the Parish Newsletter to seek help from community groups including Duke of Edinburgh and Police Cadets. Opinions will also be sought regarding the use of people on a supervised community service programme.

159 INTERNAL AUDIT REQUIREMENTS

Members considered the Internal Audit Requirements for 2018. It was **resolved** to appoint Mr Slade as the Internal Auditor in accordance with the Terms of Reference and the Statement of Internal Control.

Members considered the Risk Management Plan and noted that the Fidelity Guarantee needs to be checked to ensure it covers the bank and CIL monies. Members noted that whilst some items are included at a notional cost on the asset register, the full replacement costs will be re-evaluated and included on the insurance schedule.

160 TO CONSIDER ANY UPDATES TO THE STANDING ORDERS

Members **resolved** to renew and adopt the Standing Orders without any changes.

161 FINANCIAL STATEMENT

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

162 ACCOUNTS FOR PAYMENT

Members **noted** the approved direct debits to Easy websites and Nest pension.

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

Clerks Mar Salary	£1004.16	BACS
HMRC PAYE Employee Tax & NI	£104.20	BACS
HMRC Employer NI Month 7	£59.79	BACS
Month 8	£ 0.34	
Lengthsman	£705.00	CQ1260

163 2018/19 FINANCE REQUESTS

Members **resolved** to approve a \$137 donation of £100 to Bowland Pennine Mountain rescue. This will be in addition to the £500 to the Air Ambulance agreed in the budget. The decision will be confirmed at the Annual Parish meeting with payments to be awarded in May.

Members **resolved** to provide financial assistance to St Anne's Church and Catforth Memorial Village Hall in respect of brown bin charges. Payments will be made in April at the start of the financial year.

164 CIL ANNUAL REPORT AND UPDATE ON CIL ITEMS

Members noted the following status of CIL projects

- **Parish traffic calming** – Members agreed the notes from the meeting with LCC on the 7th March. Members noted that LCC have provided a scanned copy of the annotated plans and requested that these are forwarded to all. LCC are now drawing up new plans in accordance with the comments expressed. These should be available by the end of April. **School parking** and new **boundary gateways** are to be addressed as part of the proposed traffic calming measures.

LCC have finally replied to a request for a speed survey to be carried out in Woodplumpton and Catforth. Locations were discussed but it was noted that these have to be in accordance with prescribed practices. It was **resolved** to reply stating that a survey is required on the main roads through the villages.

- **The Orchard – Infrastructure improvements.** Members noted that Preston City Council will be attending the April meeting to discuss whether the Parish Council can manage the maintenance of land at The Orchard, including improvements to the frontage.
- **Dog / Litter Bins** – PCC are still completing their waste management audit and are unable to advise if a new bin can be installed at Whinneyfield Lane. This will be raised at the discussion in April.

165 NEIGHBOURHOOD PLAN

All areas have been photographed and sent to the consultant who is working on the Character Appraisal. The consultant and Clerk met officers from the City Council on the 16th March to discuss the evidence and support that the City Council can provide. Members noted that the Neighbourhood Grant has to be spent by the 31st March and **resolved** to approve payment of the Consultant's invoice.

166 TRANSPORT INFORMATION CENTRES

Members noted that LCC are proposing to close the TIC at Preston Bus Station but in the absence of any objections from the public, Members **resolved** not to comment on the proposal.

167 PRIORITY SERVICES REGISTER

Members considered the information regarding a registration system for vulnerable utility users and **resolved** to promote the scheme when more details are provided.

168 NEWSLETTER

Members noted that the Parish Council Newsletter needs to be issued in April to advertise the Annual Parish Meeting on the 21st May. Members suggested the following articles for inclusion – updates on NW Preston including the 5yr supply, progress with the Traffic Calming discussions and a request for support / stall holders to contact Cllr Greaves about the Summer fete on the 1st Sept.

169 LALC SPRING CONFERENCE

Members **resolved** that the Clerk attend the LALC Spring conference on Sat 28th April as it includes an item on the restoration of canals and the new General Data Protection Regulations. The £35 attendance cost will be shared equally by Whittingham and Woodplumpton parishes.

Members noted that Preston City Council are prepared to organise an E-learning training course on the GDPR. Following the access problems with the Code of Conduct training, Members stated they would prefer the training to be in a different format.

170 DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 16th April 2018** at 7.00pm at Catforth Primary School, School, Catforth

The Clerk expressed concern at the number of issues awaiting replies from other organisations -

MIN 140 - An update on the situation with the rural Police vehicle.

Members were informed that PC Chris Banks may be moving to Garstang.

MIN 140 - Reply from LCC regarding diversion damage at Blackleach Lane

MIN 141a - Reply from the CCG re NW Preston Health Centre

MIN 141b - Reply from LCC regarding the pavements on Tabley Lane

MIN 141d - Reply from LCC re Broughton crossroads and the blocked bypass.

Following a further complaint, the construction problems at Bartle Lane have been referred to the HSE and LCC have been asked to investigate the resurfacing of Catforth Road.

END