

WOODPLUMPTON PARISH COUNCIL

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

on **MONDAY 21st November 2016 at 7.00pm**

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

6 members of the public

79. APOLOGIES None - all councillors were present.

80. APPROVAL OF THE MINUTES of the meeting held on 17th October 2016.

It was **resolved** that the Minutes be signed as a true record.

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

The Clerk granted a verbal dispensation to allow members to discuss the budget requirements for 2017/2018.

Cllr S Yates declared a prejudicial interest in the donation to Catforth carol concert as she is a member of Catforth Village hall management committee.

82. PUBLIC PARTICIPATION

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

Mr Jackson from Care4Children addressed the Council regarding Hope House Children's Home at the old Crosses Farm, Green Lane, Catforth. He explained that the property would provide residential accommodation for a maximum of 4 males between the ages of 11-17 who had been caught up in gang cultures and wanted to turn their lives around. The rural location had been selected as it was isolated and in an area of low crime which removed the temptation to re-offend.

It was stated that due to the low crime rate, the area also has a reduced police presence and concerns were expressed that youngsters, with the potential to take up police time, were being brought into the area without any consultation with residents.

Mr Jackson stated that the youngsters came from around the country and had been subject to a full 'referral programme' before being accepted at the Home. He stressed that they wanted to be there and were grateful for an opportunity to turn their lives around. Re-offending was not an option or they would be returned to the justice system. They were working towards their GCSE's and had 1-1 support from teachers, a psychologist and a person experienced in working with ex-offenders. They were also supported and visited regularly by their parents. An invitation was offered to the Councillors to visit the premises and Mr Jackson was thanked for attending.

The Council was addressed by a representative of John Coward architects, a local resident and the applicant in relation to **06/2016/1005** for 20 dwellings on land adjacent to North Dene, Newsham Hall Lane. It was stated that the proposal had been put forward by a local resident, with the support of his neighbours, to provide a small, individual development of green, low density homes as an alternative to the 'mass produced' housing being built in NW Preston. As 20 houses were proposed it was confirmed that 7 properties would be affordable and the development would be a mix of detached and semi-detached properties.

In response to a query, it was stressed that the site was brownfield and although the site bordered on to open countryside, there were no aspirations to develop further. It was confirmed that the adjoining field was an area of 'bog land' and the entrance to the field was to allow the creation of a wetland area. It was confirmed that an ecological, noise and transport assessment have been prepared and submitted to the City Council. It was confirmed that a recommendation would be made on the proposal under the agenda item.

A local resident requested to speak on agenda item 7 regarding the shoot at Whinneyfield Farm. She questioned the need for signs if the shoot was not being commercially run and stated that it operated frequently and alleged that the game keeper was intimidating when questioned about the activities. It was stated that a licence should be required for the shoot regardless of whether it was being run commercially or privately and it was confirmed that this is part of the Parish Council's investigations. Concern was also expressed regarding the amount of leadshot landing in the canal and whether this is a risk to the environment and local wildlife. It was confirmed that further action would be discussed under the agenda item.

In relation to agenda item 10, a resident expressed a view that it was a waste of money to keep the phone boxes and the Parish Council should consider other options such as a book exchange, housing for a defibrillator etc.

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

83. PLANNING APPLICATIONS

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

06/2016/0949 Outline application for up to 13 dwellings (access only) at Hope Villa, 248 Lightfoot Lane, Preston.

Members were advised that the application is located in the NW Preston strategic location and whilst housing applications have been approved on the adjoining sites, this site currently has permission for a nursery school.

Members noted that the design and access statement states *that the road layout would be designed to facilitate access to an approved residential development parcel to the east of the application site* and the approved development 06/2014/0786 provides a further link to the Redrow site and the E-W link road.

Members stated that given the proximity to existing residential properties, a housing application was preferable to a nursery school. However, if the access is approved permanently, it will be used as a rat run to and from the E-W link road, significantly increasing the amount of traffic along Lightfoot Lane. For this reason, Members **resolved** to oppose the application.

06/2016/0950 Children's day nursery, demolition of existing buildings, associated landscaping, car parking and access at Maxy House Farm, Sandy Lane.

Further to the presentation given to Members at the October meeting, Members were reminded that this was alternative proposal for the nursery already approved on Lightfoot Lane - 06/2016/0189.

Members noted the comments from the Lancashire Archaeological Advisory Service which state that Maxy House Farm has some historical interest as it dates back to the 2nd half of the 18th Century. Whilst it was noted that the house and barn are not being demolished, Members expressed concerns that the design of the building is very similar to the building in an urban setting on London Road and they feel the design is inappropriate for a historical site in a rural setting.

Members noted that the nursery will be well served by the E - W link road and may be of benefit to the occupants of the 5,000 homes to be built in the NW Preston strategic location, **however**, given that the E - W link road is not yet approved and the housing is nowhere near capacity, Members concluded that there is no current demand for a 200 place nursery and a phased approach - similar to the one approved when the site was proposed on Lightfoot Lane - would be preferred.

Given that the need can't be met locally until the new housing is built, places will be filled by parents travelling to the site by car. With this in mind, Members also expressed concern regarding the number of parking spaces. The Transport Statement states there would be **30** spaces for **40** members of staff and **20** spaces for the **200** children and concern is expressed that vehicles will park on Sandy Lane.

Given that Sandy Lane will be the primary access route to the E-W Link road, it would be wholly inappropriate to have cars parked on Sandy Lane even for a short period of time and safety concerns are raised for parents and pre-school children getting in and out of cars on what will be a main route with a current speed limit of 60mph.

Members request that a condition is applied requiring double yellow lines and the use of zig-zags however, members would prefer the applicant to consider the provision of a 'service loop' with drop off spaces **within the site boundary** allowing parents to enter the site, drop off safely and exit via a separate exit only on Sandy Lane.

For the above reasons members express grave concerns regarding the application.

06/2016/1005 Outline application for 20 dwellings on land adjacent to North Dene, Newsham Hall Lane.

Members are aware that when considering an application at Barton, County Highways stated *they cannot offer support to development that impacts on the A6 at J1 of the M55 over and above the level of development within the Preston Local plan*. As traffic will approach the site via the A6 it is questioned whether the highway objection should be applied to this application. However, if Highways raise no objections to the application, concerns are expressed that traffic speeds along Newsham Hall Lane and if the site is approved, Members **resolved** that traffic calming measures are required as part of any S106 agreement.

Members noted that the site is a brownfield site and as it has been alleged that the City Council does not have a 5yr housing supply, it is difficult to raise objections in policy terms particularly as Broughton is considered to be a sustainable location. However, Members noted that whilst the layout is only indicative, it provides an access to the adjoining land and any expansion of the site into the open countryside would be strongly opposed.

06/2016/1035 Substitution of house types for 10 dwellings pursuant to 06/2011/0473 at Haydock Grange, Hoyles Lane.

Members **resolved** to query the impact on the affordable housing policy as the amended plots are shown as affordable dwellings on the reserved matters application 06/2013/0865 but the substitute house types are all 4 and 5 bedrooms properties.

06/2016/1044 Extension to residential curtilage and alterations to side elevation of existing double garage at Chapel Barn, Chapel Lane, Preston.

Members **resolved** to leave to planning

06/2016/1059 Change of use from stables to dog kennels and alterations to front elevation at Plumpton Green, 103 Woodplumpton Road, Woodplumpton.

Members noted that the application does not state whether the proposal is for private or business use. Members expressed concern that if the proposal is for business use, the access is a narrow track with no passing places for people dropping off or collecting dogs. The track also enters out on to the main Woodplumpton Road near a traffic chicane and visibility emerging from the junction is poor.

Notwithstanding this, Members **resolved** to object the proposal on the grounds that the area is reasonably flat with little natural vegetation to lessen the noise of barking dogs which would cause noise and distraction to nearby residents. There are also no plans showing an exercise area or means of disposal for dog waste.

06/2016/1081 Two storey side extension and single storey rear extension following demolition of rear extension at 148 Hoyles Lane.

Members **resolved** to leave to planning.

06/2016/1093 Building to be used as guest house in association with approved holiday chalets at Harrison House Farm, Benson Lane, Catforth.

Members **resolved** to leave to planning

84. ANAEROBIC DIGESTION PLANT AT WHITTLE GREEN

Further to various emails regarding the above, Members **resolved** that any further queries should be referred to the City Council as they determined the application.

85. SHOOTING SAFETY CONCERNS

Further to MIN 69 of the October meeting, Members were informed that LCC PROW manager will take a look at the concerns raised.

Whilst waiting for the outcome of the visit, Members **resolved** that the Chairman will make enquiries with a police contact regarding a firearms licence.

86. FINANCIAL STATEMENT

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

87. ACCOUNTS FOR PAYMENT

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

Clerk's November Salary	£1016.62	BACS
HMRC Employee Tax & NI	£96.76	CQ 1182
HMRC Employer NI Backdated	£377.76	CQ 1183
HMRC Employer NI Nov	£60.36	CQ 1184
Newsletter Postage	£426.25	CQ 1185
Envelopes for Newsletter	£39.98	BACS
Catforth carol service Refreshments	£30.00	CQ 1186

88. BT CONSULTATION REGARDING THE REMOVAL OF PHONE BOXES

Members stated that whilst the kiosks are not used frequently the equipment is still necessary if an incident occurs and not everyone has a mobile phone. Members also stated that the red kiosks were considered to be part of the rural heritage.

As the Clerk will be away prior to the submission date for comments, it was **resolved** that Cllr S Yates make a representation to adopt the empty kiosk at the Plough at Eaves but request that the kiosk and apparatus remain at the junction of School Lane and Catforth due to increased footfall and vehicles using the School and Village Hall.

89. CATFORTH CAROL SERVICE

Members **resolved** to increase the donation to the Catforth Carol Service to £30 due to the increase in attendees.

90. WOODPLUMPTON CAROL SERVICE

Members **resolved** to hold a Parish Council carol service in the Community Garden on Thursday 15th Dec as detailed in the Parish Newsletter. In the absence of the Clerk, Cllr Greaves agreed to arrange any posters, refreshments and carols.

91. CONSIDERATION OF 2017/18 BUDGET ITEMS

Members considered the draft 2017/2018 budget with a view to setting the precept at the January meeting. Members were reminded that whilst CIL projects would be funded from CIL income, additional expenditure may be necessary for ongoing maintenance. Members **resolved** that the Clerk make provision for the following items

- Variances in income / expenditure
- HMRC letter regarding PAYE
- Pension deductions to NEST
- No addition to the Lengthsman's hourly rate of pay
- A request for a donation to assist the church with cost of emptying their brown bins will be discussed further when setting the precept at the January meeting.

92. CONSIDERATION OF CIL MONIES AND EXPENDITURE

Members noted the receipt of £42,480.61 in CIL monies which is currently in the bank account. As expenditure is likely to be incurred prior to the end of the financial year it was **resolved** not to transfer the money to the public sector deposit account just yet.

Highways - Members **noted** that LCC are considering the comments sent in relation to the plans for Woodplumpton and although they have promised the plans for Catforth, they had not arrived prior to the meeting. The Clerk will follow this up in December. Members noted that junction tables at Larches were reported to cost £40,000.

Play Area – The City Council have been advised of our requirements and we are waiting for them to confirm the order with Yates. The TESCO grant application has been acknowledged and we are waiting to see if it has been approved.

Defibrillator – Further to previous Minutes, Members **resolved** to purchase 2 defibrillator devices, one at the Wheatsheaf and one at Catforth Village Hall.

Flooding – The grant application has been acknowledged and a request for further information was received. This has been supplied by the City Council and we are waiting for a decision on the grant.

93. WINTER NEWSLETTER

Members **resolved** to approve the final version of the winter Newsletter which includes the carol service information, dates of the 2017 meetings, an update on development in NW Preston and contact information on gritting and flooding including details of a resident support meeting at Myerscough College on the 28th January.

94. DATE OF NEXT MEETING

The next meeting of the Parish Council is scheduled for **Monday 16th January 2017** at 7.00pm at Catforth Primary School, School Lane, Catforth.