

CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 1 December 2014 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

Present: Councillors A J Shaw, M Almond, A Cornwell, Mrs J Ogden, Mrs C Pilling, H Heaton, J Hill, L Cheetham, J Taylor, and G Brennand. Also present Borough Councillor Leadbetter.

REPORTS, COMPLAINTS AND CONCERNS OF THE PUBLIC, PARISH, BOROUGH AND COUNTY COUNCILLORS PRESENT

(At this point in the Meeting members of the public present can report, ask questions, raise issues and make observations on parish matters or items appearing on the Agenda. Reports, Complaints and Concerns will also be received from Parish, Borough and County Councillors if attending – Once closed the Chairman will only suspend standing orders to allow further participation if it will aid discussions)

Representatives of Taylor Wimpey: - The Chairman welcomed and introduced Kate McClean (Taylor Wimpey) and Sarah Wozencroft (Indigo Planning) here to discuss proposed development of land owned by Taylor Wimpey off Charter Lane. The aim of the visit is to make a presentation, discuss and explore the potential future working relationships with the Community, in connection with their site in the village. The presentation follows on from a meeting they have had with a couple of Councillors to determine the needs/requirements of the Community. They hope to include responses to concerns and questions before putting any firm proposals together. They wish to determine what the village priorities are following which there will be further consultation in March with potential development in the future. It was explained that they have looked at potential ways to improve/enhance the village. Councillor Heaton confirmed that he had met with these representatives in his position as Chairman of the Community Centre Trust, not as a Parish Councillor. There are no firm details at the moment as to how many houses are proposed as they need to take account of other factors including school places, traffic issues and highway constraints before deciding on numbers. It is likely to be in excess of 50 houses which is considered to be a medium sized development. It was confirmed that the land is a green field site in a settlement area therefore, small scale development is permissible. Chorley Councils planning policy allows for development on a greater scale in exceptional circumstances. It was further confirmed that the National Planning Policy Framework has removed the presumption for developing brownfield sites first, therefore because this site is within the settlement boundary of the village, development will be considered under certain circumstances and, there is now a presumption in favour of sustainable development. It was explained that in the eyes of the public present a small development is approx. 5-7 houses. It was obvious that some residents do not want development at all however, Taylor Wimpey would like to determine what the majority of residents would like to see in the village before they submit any firm plans. Chorley Council will balance all observations made and received when determining any planning decisions. It is felt that the entrance to the site on Charter Lane is narrow, Charter Lane is a busy lane and there are a considerable number of parked vehicles on the lane therefore, a development of 50+ houses will compromise highway safety as the Charter Lane/Chorley Lane and Charter Lane/Church Lane junctions are considered inadequate. The School is full and there are no shops at all in the village. The representatives of Taylor Wimpey explained that there is potential to offer a number of benefits in the village if development can be agreed. It was again reported that these are preliminary discussions and all the relevant investigations and tests will be carried out eg: highway network/constraints etc. all of which will determine the number of properties proposed in the development. It was confirmed that any potential benefits agreed for the village will be on top of any CIL money or s106 money the development generates therefore, it is reasonable to say that the more houses proposed the more benefits will be provided in the village. A representative of the Community Centre Trust confirmed that they are particularly interested in ensuring that some funding is channelled into this Grade II listed building which requires both repairs and refurbishments. It was also suggested that parked cars near the school and church are a major problem therefore, parking provision would be beneficial. It was reported that historically Chorley Council put a limit of 110 houses on this site however, developers usually determine approx. 27 houses per hectare – 40% therefore, the proposals are highly likely to be less than the 110 suggested and would include 20% affordable homes in the development. The Charter Lane/Church Lane junction is a serious consideration as, although there may

be potential to widen Charter Lane in places, there is no possibility at the Church Lane junction. The representatives confirmed that some of the potential benefits which could be delivered as part of the development will require planning permission which is also something which could be included in a planning application for an overall scheme eg: road widening. The developer will be guided by the highways authority (LCC) to address wider highway network inadequacies on Church Lane, Chorley Lane and Charter Lane. The question of whether the residents can be sure that any promises or potential benefits forming part of the proposals will actually go ahead was raised and it was confirmed that all such things will be encompassed in a legal agreement. It was confirmed that Taylor Wimpey has now owned this land for approx. 7 years and that it is now time to move forward with any potential development. The question of inadequate drainage and already existing flooding problems in the village was raised and how drainage of this site will impact on neighbouring properties was raised. It was confirmed that no detailed assessments/investigations have as yet been undertaken however, when they have an indicative proposal they will look at all these issues and, at satisfying all the relevant planning criteria by undertaking flood risk assessments etc. as all planning requirements will need to be complied with before any planning permission will be granted. The Chairman thanked the representatives for attending the meeting and speaking on this subject at such an early stage.

Public Present Reported – That the tanks fitted to address flooding on Park Hall Road do not work. The 3-way public footpath sign in the field at the bottom of Town Lane still needs replacing. A plastic bin liner is required in the recently re-located bin at the bottom of Town Lane. 2 very large pot-holes at the junction of Devonshire Road/Coniston Avenue, Chorley, were reported. Several residents were present to register their disgust and disagreement with the granting of planning permission for demolition of, and development to the rear of, 42 Chorley Lane. Councillor Taylor reported on a planning presentation he attended in which it was confirmed that the Manual for Streets is a document for guidance only. The residents present believe that measurements provided with these proposals were incorrect and that the permission was granted as a result of lies. The Chairman confirmed that the Parish Council had objected very strongly to these proposals and completely supported the residents' objections. It was reported that the Ombudsman has now been consulted and a complaint has been submitted. The normal complaints process would be to complain to Chorley Council Planning, then to the Chief Executive of Chorley Council and finally to the Ombudsman. There are serious concerns that there will be a major incident at this new junction and it is believed that there should be some means of arbitration to determine independently whether the access is, as LCC say, adequate or whether the access is dangerously inadequate, as the residents say. It was once again confirmed that the Parish Council wholly agree with the action taken by the residents and the Chairman asked that they continue to keep the Parish Council informed of any outcomes. The residents would like an assurance that the developers will not use any hammer piling on this site and would like the Parish Council to support this. Support was confirmed.

Borough Councillor Leadbetter Reported – a significant increase in dog fouling in the Parish. He has spoken to Chorley Council and the Neighbourhood Officer will be undertaking additional patrols in the early morning and early evenings. The Council will be discussing this subject later in the Meeting.

106. Apologies - Were received and accepted from Councillors Mrs Bishop (prior commitment), and Borough Councillor Whittaker (prior meeting).

107. Declarations of Interest – Members were asked to consider any disclosable pecuniary interest they may have to declare in relation to matters on this Agenda in accordance with the Localism Act 2011, Parish Council Standing Orders and the Code of Conduct currently in force – **No Declarations.**

108. To Accept the Minutes of the Annual Meeting of the Parish Council held on 3 November 2014 - The Minutes of the previous Meeting of the Parish Council held on Monday 3 November 2014 had been circulated in advance of the Meeting. **Resolved: The Minutes were accepted as a correct record and were signed by the Chairman.**

109. Update on Matters Arising from previous Meetings for note by the Council: Report 1 (page 5) – ACCEPTED.

110. Correspondence and Information items requiring discussion or action:

- a) Work required to swings following ROSPA play equipment inspection report – **Reported: Welding work has been completed. New bucket seats are required 2 swings, one has already broken the other is corroded. Resolved: 2 new seats be ordered & replaced.**
- b) Update on Speeding/Traffic Calming on Chorley Lane including Police speed enforcement results for Chorley Lane and Church Lane – **The Clerk read aloud statistics obtained for both locations over several months in 2014. It was confirmed LCC are undertaking a speed survey the results of which will be compared to survey results last year. It is hoped that the information gathered can be used to support a request for traffic calming measures.**
- c) Request from Borough Councillor Leadbetter for an open public section on Notice Boards erected in the future + info. on Chorley BC Making of Dog Control Orders – **It was agreed that the Council will consider an open section for public use when renewing/replacing notice boards in the future. A similar problem with dogs off leads occurs on Freemans Lane. The Chairman reported that he has visited Mossie Close play area on several occasions over the past month and has witnessed a number of dog owners going onto the playing field, letting their dogs off their leads and then sitting and waiting for them to come back. The Chairman requested a consensus of opinion on the best way to deal with this matter. Standing Orders were lifted to allow the Chairman to request confirmation from the Charnock Richard Charity Trustees present that they agree to the erection of signs and support the possibility of pursuing legal action against anyone allowing their dog to a) be off the lead and b) foul on the play area/playing field. Once confirmation was approved the Meeting was re-convened. Resolved: The Chairman will arrange for signs to be made stating that dogs must be on a lead at all times and that any person allowing their dog to foul on the play area or the playing field will be fined. It was further agreed that a separate flyer be including in the Chronicle informing residents of these changes so that all homeowners/dog owners know what is being done and why.**
- d) Chorley 3 Tier Liaison Meeting – Update/request for Agenda Items – **Next Agenda.**
- e) Estimated Recharges from Chorley BC for the forthcoming Parish Council Elections in 2015 – **Noted for discussion when setting the Parish Precept.**
- f) Info. on how LCC are preparing for the winter ahead – **Noted.**
- g) Info. from Chorley BC on winter shrub border maintenance – **Noted.**
- h) Request for observations on the strength of engagement, and any improvements which could be made, between Chorley Council and stakeholders, including Parish Councils – **Resolved: The Chairman is happy to be interviewed on this subject. The Parish Council think that engagement between stakeholders is an excellent idea however, progress appears to be slow and the body needs to be more proactive as there is no point in engaging if nothing happens**
- i) Notification of, and request for your views (if any), on the Draft Central Lancashire Joint Biodiversity and Nature Conservation SPD – Consultation – **Noted.**
- j) Notification of Minerals and Waste Local Plan Review and Statement of Community Involvement Consultations – **Noted.**
- k) Request for update on drainage problems and root cutting near the junction of Town Lane/A49 – **The Parish Council are once again disappointed that County Councillor Holgate has not managed to attend the meeting however, he will be asked to pursue this matter.**
- l) Reminder Christmas Meal, Hinds Head on Thursday 4 December, 7pm for 7:30pm – **Agreed.**
- m) Info. from LALC - Nothing to report.
- n) Details of late items of correspondence received – Nothing to report.

- 111. Reports, Complaints, Concerns from Councillors - not addressed at the start of the Meeting**
- 1) Councillor Almond has taken measures to prevent the use of the broken swing at Mossie Close until a new seat can be installed.
 - 2) Councillors Heaton and Taylor have emptied litter bins on the footpath through the golf course.
 - 3) It was agreed that Delph Gardens will need re-planting shortly by Pole Green Nurseries.
 - 4) Responsibility for the repair of the Interactive speed sign on Dob Brow lies with LCC's Traffic Signals Section who are renowned for taking considerable time to respond to complaints/reports.
 - 5) Councillor Heaton will check Dob Brow, and report back to the Clerk, if overhanging nettles require removal by the Lengthsman.

- 6) Street light No.61 on the A49 Preston Road is on all the time.
- 7) Collection times from the Post Box have been changed – 9am daily, 7am on Saturday.
- 8) Lengthsman will be asked to cut back overhanging holly branches near school on Church Lane.
- 9) It was confirmed that plans are in place to improve parking provision at the Crematorium as parked cars were once again an issue at a funeral last week.
- 10) Hedges on Chorley Lane which require cutting back will be reported for action.
- 11) In her absence the Clerk reported the following matters raised by Councillor Mrs Bishop – which will be pursued – Overgrown hedges on Chorley Lane obstructing access for residents with mobility scooters, the uneven state of the footways on Charter Lane which mean people using mobility scooters are forced to go on the road which compromises their safety. A similar problem is caused by cars parking on pavements obstructing their use. Complaints have also been received about overgrown hedges on Charter Lane between the Scout Hut and the Almshouses. Councillor Mrs Bishop also reported a compliment received recently from walkers in the Parish who remarked at how clean and tidy the village is and how many well maintained benches there are in the village for them to sit on. This compliment will be passed on to the Lengthsman.

- 112. Reports from Committees and Representatives on Outside Bodies – Charnock Richard United Charity Trustees – Met tonight, all matters relating to land ownership remain ongoing. The Parish Council re-appointed Parish Councillors Hill and Shaw as Representative Trustees for a further term of office. Almshouse Meeting – was attended by Councillor Mrs Ogden. LALC AGM – was attended by Councillor Cornwell.**
- 113. Telephone Box – Chorley Lane, update –** The shelves will be removed from the telephone box to allow the electrical work to be completed. An opening ceremony will take place in due course at which it is hoped family members and the Chorley Guardian will attend. It was suggested that the area around the telephone box may need digging out and flagging. The Chairman agreed to check this and report back if work is required.
- 114. Neighbourhood Priority 2013-14 Orchard Gardens & Neighbourhood Priority 2014-14 MUGA at Mossie Close Play Area –** Update on progress with both proposals. It was agreed that a sub-committee needs to be agreed and meet to formalise final projects for both areas. Once plans have been agreed the Diocese will be informed as their agreement to the scheme at Orchard Gardens is required. The requisite planning permissions will also need to be obtained and funding must be sourced to proceed with the projects.
- 115. Gateway Planting proposals – Mill Lane and Chorley Lane –** Following discussions it was agreed that planters may be a better proposal for the Mill Lane gateway. However, consideration must be given to where parked vehicles may be displaced to and, whether the benefits of the planters outweigh the possible highway safety issues which could result in car parking elsewhere. Consideration must also be given when siting any planters of the fact that the grass verge cutter will need access to cut the grass verge at this location. It was suggested that the triangular piece of highway verge at the junction of Sharratts Path and Dob Brow could provide a suitable location for gateway planting from the Chorley direction. **Resolved: This will be discussed again in January.**
- 116. Planning –** The Council will be required to make observations on the following applications:
- 1) 14/01142/FUL – Change of use of building from B2 to domestic workshop, store and garage. Crook Fold Farm, Brook Lane, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**
 - 2) 14/01159/FUL – Proposed single storey front/rear extension to a semi-detached house. Heidale, Preston Road, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**
 - 3) 14/01160/LBC - Proposed single storey front/rear extension to a semi-detached house. Heidale, Preston Road, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**

- 4) 14/01139/FUL – Retrospective application for erection of a dwelling. 60 Chorley Lane, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**
- 5) 14/01155/PDE – Demolition of existing store/lobby and erection of single storey rear extension measuring 8m in depth by 6.9m in width, by 2.25m high to the eaves and 3.8m maximum height. The Oaks, Preston Road, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**
- 6) 14/01154/CLPUD – Application for a certificate of lawfulness for the proposed erection of a single storey side extension. The Oaks, Preston Road, Charnock Richard. **Resolved: The Parish Council has no objections to these proposals provided they comply with all relevant planning criteria.**

117. Accounts

Accounts for Payment:

Mrs C A Cross	Reimburse Best Kept Garden Comp. expenses	£67.70
SLCC	Annual Membership (50%)	£74.50
Mrs C A Cross	Salary – (Net)	£479.67
HM Revenue & Customs	Tax due by Clerk	£62.00
K&M Ashcroft	Welding of swings @ Mossie Close Play Area	£78.00
D S Signs & Graphics Ltd	Signage for telephone box/defibrillator	£78.00

Resolved: That the aforementioned Accounts are approved payments.

118. Lengthsman's Payment - 112 hours @ £7.50 per hour = £840.00. **Resolved: Paid £840.00.**

Next Meeting: Monday 5 January 2015

Members of the Public and Press are Welcome to Attend

Meeting Closed: 9:40 pm

Chairman:

Date:

REPORT 1

Matters arising from the Minutes to be noted by the Parish Council:

- Copy CPRE Field Work and Countryside Voice – Winter 2014.
- Notification permission granted for use of building as fence and garden furniture workshop on permanent basis. Lancaster House Farm, Preston Road, Charnock Richard.
- Notification application Withdrawn for change of use of area of vacant land to extend the curtilage of the property and the erection of a 1.8m high boundary fence. Bridge House, Preston Road, Charnock Richard.
- Notification permission granted for demolition of 42 Chorley Lane and former nursery buildings and erection of 8 dwellings, access road and associated development. Land 60m North to the rear of 34-42 and including 42 Chorley Lane, Charnock Richard.
- Info. from Right at Home, a company providing support, companionship and care in a person's own home.

DECLARATION OF INTEREST:

If the interest to be declared arises only as a result of your membership of another public body or one to which you have been appointed by the Council, then you only need to declare it if you intend to speak. If the personal interest is a prejudicial interest, you must withdraw from the meeting. You should leave the room before the business starts to be discussed. You do however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision of the matter.