

CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 5 January 2015 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, Mrs A Bishop, H Heaton, J Hill, L Cheetham, J Taylor, and G Brennand. Also present Borough Councillor Whittaker, Borough Councillor Leadbetter and County Councillor Holgate.

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)

The Chairman welcomed everyone to the Meeting most of whom were present to discuss planning item 14/01279/FULMAJ. He will be proposing that a decision on this application be brought forward on the Agenda to allow Borough & County Councillors and the public to leave early if they wish.

Borough Councillor Whittaker – provided A3 copies of the proposed development of 18 affordable homes on land off Chorley Lane. He reported that there is no real definition of “affordable homes”. The site is in Green Belt however, the developer is hoping to use one of the exceptions to development in Green Belt by building affordable homes and, they are using the Rural Housing Needs survey undertaken in 2009 as evidence that there is a need for this type of housing in the Parish. It must be decided whether the benefits of this development outweigh the detriments to Charnock Richard of allowing it. It is thought, from the reports attached to the proposals that the housing will be social housing managed by Chorley Community Housing. It was stressed that since the Housing Needs Survey was undertaken some affordable homes have been built ie: 10 in the Dog & Partridge development, 2 to replace the derelict houses on Chorley Lane and 3 on Leeson Avenue. Some residents present believe there has been an abundance of development in the Parish in a very short period of time recently and, whilst additional homes may be needed, the roads, drainage and school provision remain unchanged. Many present believe this proposal is only the start of what could be a much larger development of this land as the field gate will merely be moved to the end of the proposed linear development allowing for future development. There is an access to this land off the Southgates/Neargates estate but the landowner is not proposing to use this and is proposing a new access on Chorley Lane. The creation of another access, in close proximity to 3 already existing accesses (Charter Lane, Southgates and Robin Close) will seriously compromise highway safety for road users and is considered extremely dangerous. County Councillor Holgate – Confirmed that he is Chairman of the Chorley Council Planning Committee. The Committee will receive a Highway Report from LCC as the highway authority the contents of which will be crucial as part of the Planning Committee decision.

It was Reported - Planning has set criteria for distances from other homes which is approx. 21 metres however, in this case two storey houses would be overlooking bungalows on Southgates which will result in a loss of amenity to Southgates residents. Again, the dangers of too many accesses in a short distance, was raised. It was reported that some developers do try to push the boundaries by overdeveloping sites. The Chairman advised, anyone who is unhappy or objects to the proposed development, must write to/email the Borough Council with your views/objections. Residents can also lobby Borough and County Councillors to support their valid planning objections.

Borough Councillor Leadbetter – will collate all the responses he has received and forward to the Parish Council for inclusion in their objections to this proposal.

Public Present Reported – on the recent serious injury accident at the junction of Charter Lane/Chorley Lane. A parked Openreach van obscured site-lines out of Charter Lane which resulted in a car on Chorley Lane hitting the car exiting Charter Lane. There is a sizeable pot-hole in the carriageway on Preston Road, just past Hunters Lodge on the approach to Church Lane, which requires attention. Parking on Charter Lane during football matches is becoming a problem as some motorists park on the pavement obstructing its use by people with prams or with mobility scooters. This also happens at school opening and closing times. The PCSO will be asked to patrol and ticket if necessary.

119. **Apologies** – No apologies received or required.

120. **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 – **Councillors Heaton, Mrs Bishop, Mrs Pilling and Hill declared an interest in Planning Agenda item 14/01280/FUL and 14/01281/LBC as they are on the Community Centre Trust Committee.**

121. **To Accept the Minutes of the Meeting of the Parish Council held on 1 December 2014** - The Minutes of the previous Meeting of the Parish Council held on Monday 1 December 2014 had been circulated in advance of the Meeting. **Resolved: The Minutes were accepted as a correct record and were signed by the Chairman.**

At this point the Chairman proposed that Planning Agenda item 14/01279/FULMAJ – Erection of 18 affordable homes (bungalows and two storey houses), including construction of access road off Chorley Lane. Land 200m South East of 132 Chorley Lane, Charnock Richard – be brought forward to allow Councillors, and Members of the public present, to hear the Parish Council decision – **It was Proposed, Seconded and Resolved: This item be brought forward, discussed and a decision made.** Councillor Heaton does believe there is a need for more affordable/rented accommodation in the Parish however, there are more suitable sites. Councillors believe that the proposed access onto Chorley Lane would seriously compromise highway safety for road users due to the close proximity of 3 other junctions (Charter Lane, Southgates/Neargates and Robin Close) to the proposed new access. Councillors are also of the opinion that this would be a significant over development of the site which would result in a loss of amenity to neighbours on Southgates by overview from the proposed two storey houses onto the bungalows in Southgates. It was also confirmed that the recent presentation from Taylor Wimpey reported that the development off Charter Lane would include the provision of affordable housing. Both Borough Councillors will be supporting the public and Parish Council objections to the proposals at the Planning Committee Meeting and the Parish Council will be sending a representative to speak against the proposals. **The Parish Council strongly object to these proposals on the grounds above, raised by the public, Borough & Parish Councillors present.**

Councillor Heaton requested that Councillors remain behind after the Meeting as he wished to brief those present. The Chairman confirmed this.

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

123. **Correspondence and Information items requiring discussion or action:**

- a) Thanks from Taylor Wimpey for facilitating the presentation to the Parish Council and public present and, a suggestion that further consultation on 4 March is held at the Football Club – **It was reported that the Football Club is in use on 4 March and that Tuesday 3 and Thursday 5 are both available.**
- b) Observations from residents in the Parish on the issues raised re: parked cars on Church Lane – Residents of the houses in question have parked on the road for many years and feel there is no problem however, other residents commenting on the same issue feel that there is a problem with parking so close to a bend – **Councillors believe that parking is available at the rear of the terraced houses however it is not quite as simple as that. The problem is worse during daylight hours as it is not possible to see oncoming traffic, whilst in the dark you can at least see the headlights of oncoming vehicles. There have been a number of near misses at this location but no actual accidents. Some believe that joining the two stretches of yellow lines would be the safe option. County Councillor Holgate confirmed that he has asked LCC officers to check on site and assess and review parking restrictions. The Parish Council will inform the correspondent that they take on board all the points they have made and will await the response from the LCC officers visit.**
- c) Issue raised regarding locked grit boxes in the Parish – **The Clerk reported that the Lengthsman discovered that the padlocks had seized up on the morning he went to grit**

junctions in the Parish. He returned later in the day with a grinder to remove the locks. The grit bins are now unlocked and he has suggested that Marine locks be purchased which are water resistant. The Chairman suggested that some black carbonite powder spray be purchased to ensure the locks do not seize in the future. It was reported that in recent icy conditions 3 people were seen trying to access the grit bin near the telephone box on Church Lane to remove grit in their cars. This confirmed that the Parish Council have made the correct decision in having the grit boxes locked. Councillor Taylor will arrange for the grit boxes to be filled again. It was confirmed that the grit box, recently pushed back to the fence of the house at the junction of Church Lane/Chorley Lane, is still on the footway and not on the homeowners land.

- d) Update on Speeding/Traffic Survey Results on Chorley Lane from LCC – for interpretation and explanation by Councillor Taylor – **Councillor Taylor explained the results of the recent survey and how it compares to survey results taken in 2011 and 2013. The 5-day average shows a significant increase in the volumes of traffic over the past 13 months, with more vehicles in morning peak times going towards Chorley than going away. The average speeds are between 30 and 35 mph whilst the 85th percentile, which is the figure used nationally, has decreased between 2011 and 2013 but increased this year by 1mph. This means that the deployment of the Parish Council SPID for the whole of November on Chorley Lane has had no effect. Therefore it will be difficult to justify a request for a permanent SPID on Chorley Lane. It does appear that Police enforcement has had a positive effect in reducing speeds on Chorley Lane. There are lots of speeding vehicles on this route between 6am and 8am. Checking the accident statistics for the Chorley Lane/Charter Lane junction there only appear to have been 2 incidents/accidents since 2008 however, a recent injury accident will now increase that figure to 3.**
- e) Invitation to the Chairman of the Council to attend the Lancashire Civic County Carol Service at Blackburn Cathedral, Sunday 1 February 2015 at 6:30pm – **Check with the Chairman.**
- f) Notification that LCC, Blackburn with Darwen BC and Blackpool Council are consulting on the following planning documents you may be interested in: Onshore Oil and Gas SPD, a Scoping Consultation Outcomes Report and a Screening Statement for Strategic Environmental Assessment which can all be viewed online at LCC website, responses by 5 March – **Noted.**
- g) Info. from LALC – Copy Annual Report 2013/14 – Notification Chairmanship Workshop, 12 March – Request for nomination of Chairman and guest to attend the Buckingham Palace Garden Party, on 20 May 2015 – **Resolved: The Chairman will be nominated.**
- h) Details of late items of correspondence received – **Nothing to report.**

124. Reports, Complaints, Concerns from Councillors - not addressed at the start of the Meeting:

- 1. There is a pot-hole requiring attention on Church Lane, 50m west of the Charter Lane junction.
- 2. There is a pot-hole requiring attention on Dob Brow, just before Sharratts Path.
- 3. The horse sign on the pole opposite Pole Green Nurseries has slipped down and needs lifting.
- 4. Councillor Heaton was thanked for arranging the Christmas Tree at the Parish Rooms.
- 5. The Lengthsman will be asked to cut back overgrowth on the pavements in a number of locations. Councillor Taylor reported that care will have to be taken at some locations eg: Preston Road between the Crematorium and the Euxton boundary, as the footways are in poor condition and more damage could be done by removing the overgrowth. The Lengthsman will be asked to liaise with Councillor Taylor before undertaking this work.
- 6. The footway on Park Hall Road needs spading back.
- 7. Welcome break hedges need cutting back.
- 8. Councillor Shaw confirmed that he is having Horse signs made.
- 9. The recovery van is once again parking in the lay-by on Leeson Avenue.
- 10. Regarding dog fouling on Mossie Close playing fields. Councillor Shaw confirmed that he has been to the play area several times and has witnessed this happening on more than one occasion. He has assessed the area to determine how many signs are required and the best places to locate them to have the most impact. Approx. 12 signs are required, which are being made at the moment and will be erected in due course. It was confirmed that the wording says “By order of the Parish Council...” Who will, if necessary, take the appropriate action if it is found that an incident has taken place.

11. Councillor Mrs Bishop has paid for the memorial sign which will be placed in the telephone box once the defibrillator is installed.

12. It was reported that animals are being kept in makeshift enclosures on land at the rear of the Hinds Head Public House. The enforcement officer will be asked to investigate.

13. The speed limit sign on Park Hall Road, between the Park Hall entrance and the emergency gates, on the opposite side of the road, has been knocked over and needs re-setting in the ground.

14. The Clerk thanked the Parish Council for the beautiful bouquet of flowers presented to her at the Christmas Meal to mark her 25 year service to the Parish Council. The Clerk confirmed that this was a very pleasant surprise and that it is nice to know that her work for the Council is appreciated.

125. Reports from Committees and Representatives on Outside Bodies – Charnock Richard United Charities met this evening and progress with land ownership boundaries remains ongoing.

126. Telephone Box – Chorley Lane, update – Once it has been determined that Electricity North West work has been completed the Parish Council will contact their electrician to make the necessary connections required for the defibrillator.

127. Gateway Planting – Mill Lane/Preston Road junction + Chorley Lane/Sharratts Path area – It was suggested that on Mill Lane sleeper box planters, pinned into the ground and filled with soil and planted would be appropriate. It may mean that the Lengthsman will have to mow around them. Residents have been asked if they will look after them and this has been agreed. The Chairman will draw up some proposals for the next meeting. It was reported that bulbs have been planted in the grass verges both on Mill Lane and on either side of Sharratts Path on Dob Brow. It was suggested that the post mounted back to back planters, as seen in Coppull, would be suitable for Dob Brow.

128. Planning – The Council will be required to make observations on the following applications:

- 1) 14/01280/FUL – The extension of the existing community centre within the former primary school and the change of use of the old school house to create a new kitchen, dining area, storage and offices. Charnock Richard Pre-School, Charter Lane, Charnock Richard. **Councillors Heaton, Mrs Bishop, Mrs Pilling and Hill, having declared an interest and took no part in the decision. It was explained that the proposal is to bring the school house into use as part of the Parish Rooms building and to build some toilets at the rear of the house. Resolved: No Objections.**
- 2) 14/01281/LBC – Listed Building Consent for extension of the existing community centre within the former primary school and the change of use of the old school house to create a new kitchen, dining area, storage and offices. Charnock Richard Pre-School, Charter Lane, Charnock Richard. **Councillors Heaton, Mrs Bishop, Mrs Pilling and Hill, having declared an interest, took no part in the decision. Resolved: No Objections.**
- 3) 14/01279/FULMAJ – Erection of 18 affordable homes (bungalows and two storey houses), including construction of an access road off Chorley Lane. Land 200m South East of 132 Chorley Lane, Charnock Richard. **Resolved: The Parish Council strongly objects to these proposals as there are more appropriate sites within the Parish for affordable homes which would not harm the Green Belt and, allowing this development would constitute inappropriate development in the Green Belt. The proposal to construct a new access in such close proximity to 3 already existing accesses (Charter Lane, Southgates and Robin Close) will seriously compromise highway safety for other road users and would create an extremely dangerous junction. Councillors are of the opinion that this would be a significant over development of a site which would result in a loss of amenity to neighbours on Southgates by overview from the proposed two storey houses onto the existing bungalows in Southgates.**
- 4) 14/01213/FUL – Demolition of existing house and erection of a replacement property including garage and incurtilage landscaping. The Beeches, Preston Road, Charnock Richard. **Resolved: No objections provided the proposals meet with all the relevant planning criteria.**

129. Accounts

Accounts for Payment:

Playdale Playgrounds Ltd	Cradle Seats for swings – Mossie Close Play Area	£215.95
Lea, Hough & Co	Rent Orchard Gdns (£100) – Land Adj. (£25)	£125.00
CR Utd Charity Trustees	Rent – Mossie Close Play Area	£100.00

Mrs C A Cross	Reimburse cost of flash drive for storage of PC docs.	£13.49
Mrs C A Cross	Salary – (Net)	£479.67
HM Revenue & Customs	Tax due by Clerk	£62.00
Chorley Council	Emptying Dog Bins (x4)	£344.59
Festive Lights	New Christmas Tree Lights	£281.21

Resolved: That the aforementioned Accounts are approved payments.

130. Lengthsman’s Payment – 125 1/4 hours @ £7.50 per hour = £939.38 + £47.05 plants and materials = £986.43. **Resolved: Total Paid £986.43.**

Next Meeting: Monday 2 February – 7pm Budget Meeting
7.30pm Parish Council Meeting
Members of the Public and Press are Welcome to Attend

REPORT 1

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

- a) Notification retrospective permission granted for erection of dwelling. 60 Chorley Lane.
- b) Notification permission granted for change of use from workshop to domestic workshop, store and garage. Crook Fold Farm, Brook Lane.
- c) Copy of the confirmed TPO No.5 (Charnock Richard) 2014 – Trees on the Golf Course.
- d) Copy of Register of Electors 2014/15.

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.