

CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 1 August 2016 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

Present: Councillors: Mel Almond, Jan Ogden, Harold Heaton, Les Cheetham, Ann Bishop, Christina Pilling, James Hill, Allan Shaw, Alan Cornwell and George Brennand. Also present Borough Councillor Paul Leadbetter.

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)

Members of the public present – Reported that hedges on the A49 Preston Road between Town Lane and Tansley Avenue, Coppull, need cutting back. The hedge on the A49 Preston Road, opposite Yew Tree Villas, is overgrown and needs cutting back. Hedges on Mill Lane, the responsibility of Welcome Break are overgrown and need cutting back. Hedges on the Heskin side of Park Hall Road are overgrown and need cutting back. The gentleman living at No.40 Chorley Lane was not aware that Chorley Lane would be narrowed at this point as part of the development of land at the rear of 42 Chorley Lane. It was reported that the road is being narrowed at this location because the proposed sight lines out of the development were inadequate. This matter did not become apparent until after the planning permission was granted with a condition that the sight lines should meet LCC highways specifications, hence the need to narrow the road to ensure sight lines comply. It was also reported that gardens of the houses in this vicinity have been subjected to flooding since the development at Cherry Tree Close. It was confirmed that part of the development at the r/o 42 Chorley Lane includes a water retention scheme whereby the water will be released slowly to prevent overflow and flooding during heavy rainfall. It was reported that all the gullies from Butterworth Brow to the Hinds Head on Chorley Lane have been cleaned of loose chippings after the recent surface dressing however, blocked and compacted drains requiring further work have been left. The gullies on Church Lane, on both sides of the road in the vicinity of the school, are also blocked and require attention. It was confirmed that a considerable amount of drainage work has been undertaken on Chorley Lane, near the terraced houses before the s-bends, where a cracked culvert caused severe flooding problems at Christmas. County Councillor Holgate will be asked to chase up blocked drain reports on Chorley Lane. Planning 16/00510/OUTMAJ – The planning application by Taylor Wimpey – the main concern of residents present is regarding drainage, particularly the gardens of houses on Leeson Avenue, which are already subject to flooding. There were also reports of wildlife on the development site, newts and buzzards. Some members of the public present felt that the development would affect their quality of life and will add more noise to a quiet area and more light. It was also felt that Charter Lane was not built to cope with the amount of traffic the proposed development will generate. It was agreed that the village does need additional homes but these should be small developments and infill. The general feeling is that 90 houses is not a small development and as such this will take away the “village” feel of the Parish. The area of land in question is not designated in the Local Plan for housing development although it has always been understood by the Parish Council that this land was earmarked for development. The question is however, the type and extent of the development. This is a green field but is not Green Belt. The overall general feeling is that 90 houses is too many. A development of this size would generate too many vehicular movements, the infrastructure and drainage is inadequate and the development is not small scale. Councillor Bishop confirmed that the Parish Council can make their voices heard but that they have no power of decision on planning matters. It was also suggested that the Parish Rooms/Community Centre should be demolished in its current state and rebuilt using the same materials, however, this is not possible as it is a listed building.

Borough Councillor Leadbetter – Confirmed that following reports of Clay Pigeon Shooting on the site of Pemberton House Farm, Park Hall Road, he has determined that they are allowed to hold 28 events per year without planning permission. Councillor Leadbetter will continue to pursue this matter.

Councillor Leadbetter reported that an enforcement notice has been issued to the developers accessing land at the r/o 42 Chorley Lane to ensure that contractors lorries cannot start to enter the site before 8am. Parish Councillors – Would assume that LCC will be coming back to finish the white lining on the A49 near Lancaster House Farm and to correct some of the mistaken white markings they have already completed. Yellow lines also need replacing on Chorley Lane near Southgates following surface dressing work undertaken.

- 51. Apologies** - Were received and accepted from Councillors: John Taylor (hospital), Ellen Walmsley (holidays) and Borough Councillor Whittaker (prior meeting).
- 52. 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. **Councillor Heaton asked whether his appointment on the Parish Council Planning Sub-Committee meant he had an interest in Planning Matters for discussion. It was clarified that there is no conflict of interest for Councillors on the Parish Council Planning Sub-Committee as this body only meets in the event that a decision is required on a planning application between Parish Council Meetings. No declarations were made at this point however Councillors will declare them should they arise in the Meeting.**
- 53. To Accept the Minutes of the Meeting of the Parish Council held on 4 July 2016** - The Minutes of the Meeting of the Parish Council held on Monday 4 July 2016 had been circulated in advance of the Meeting. **Resolved: The Minutes of the Meeting were accepted as a correct record and were signed by the Chairman.**
- 54. Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 5) – ACCEPTED.
Bandstand Orchard Gardens – Councillor Pilling enquired whether, during her absence from Council Meetings, the Parish Council had shelved the idea of a bandstand as part of the Orchard Gardens Project as she would not like to think that this was the case. It was explained that following a Meeting with Simon Forster (Chorley BC), it was suggested that it would be possible to make progress with this project if the bandstand was added at a later date, and a paved area installed in its place until either a firm decision as to whether it was required was made or, until additional funding is sourced to install one on this site.
- 55. Correspondence and Information items requiring discussion or action:**
- a) LCC response to enquiry re: purchase of kissing gate for a concessionary path onto Charter Lane – **The Clerk read aloud details of costings for a Kissing gate from the suppliers recommended by LCC. Councillors feel that the Small Oxford Kissing Gate would be the most appropriate at a cost of £143.00 + VAT and delivery. Councillor Bishop reported that she may have someone who would be prepared to help with the installation. Once this has been clarified the kissing gate will be ordered and necessary documentation forwarded to Wigan Athletic for agreement to the creation of a concessionary route.**
 - b) Complaint about trees adjacent to the alleyway from Chorley Lane to Leeson Avenue (received via Borough Councillor Leadbetter) – **As the alleyway was created by Chorley Council it was Resolved: That this matter be reported to Chorley Community Housing for action.**
 - c) Email regarding the use of Pemberton House Farm for Clay Pigeon Shooting – **It was confirmed earlier in the Meeting that Borough Councillor Leadbetter is pursuing this matter.**
 - d) Email from United Utilities regarding their annual safety reservoir campaign – **This information will be forwarded to the web co-ordinators for display on the Parish Council website.**
 - e) Info. from LALC – Notification Community Engagement Workshop, 27th Sept, 7-9pm – **Noted.**
 - f) Details of late items of correspondence received – i) Information on the LCC gully emptying schedule distributed by Councillor Taylor – **Discussions on this subject will be deferred until Councillor Taylor is present.** ii) Request whether a wreath is required for Remembrance Sunday – **It was confirmed that a wreath will be ordered for the Parish Council.** iii) An email has been received saying that there is a lot of talk in the Parish about the possible change of use of the extinct golf course – **It was agreed that this is speculation.**

56. Reports, Complaints, Concerns from Councillors - not addressed at the beginning of the Meeting

- 1) A new stile is required at the Preston Road end of the footpath through the extinct golf course.
- 2) Hedges on Preston Road have been cut however, those in front of Kingsthorpe need cutting back.
- 3) Councillor Cornwell confirmed that he has strimmed back overgrowth along the first 90m of the public footpath south of Freemans Lane. He further reported that he had undertaken some tidying work at the memorial garden.
- 4) LCC will be contacted with a request to re-affix the Horse Sign onto the pole on Church Lane.
- 5) It was reported that a couple of members of the Community have offered to do the work required to unearth the milestone buried in the grass verge on Chorley Lane. The Parish Council agreed to accept this offer of assistance with this project.
- 6) Councillor Bishop enquired whether fellow Parish Councillors would be prepared to create a Scarecrow in their image to place near the planters on Mill Lane for the forthcoming Scarecrow Festival. There was a rather negative response to this suggestion.
- 7) The litter/waste bins along the route of the public footpath through the extinct golf course have now been emptied. The Parish Council will enquire whether it may be possible to empty the bins more frequently and leave the bags next to the litter/dog waste bin on Charter Lane for collection by Chorley Council on a regular basis.
- 8) It was suggested that the homeowner at No. 24A Chorley Lane also be commended as part of the Best Kept Garden Competition for his efforts both sides of the railway bridge on Chorley Lane. The planting and maintenance at this location has a very positive impact on the street scene.
- 9) The Parish Council will again report that the public footpath sign on Delph Lane towards Parker in the Fields has now disappeared and needs replacing.
- 10) The question of why LCC are building a stone wall in front of properties just over the railway bridge on Church Lane was raised. It was suggested that the wall is being installed to prevent motorists from going off the carriageway and onto the railway.
- 11) Councillor Heaton confirmed that he will be removing the dead tree on Mill Lane in due course.
- 12) Borough Councillor Leadbetter agreed to remove mustard seed growing in planters at Mill Lane.
- 13) Following a meeting on the Mossie Close play area on 17 July, the Chairman suggested that by possibly lowering the age of the children allowed to use this play area, this may prevent vandalism. It was explained however, that the s106 money which has become available for use on this play area is to cater for young people at the upper age limit as a survey by Chorley Council has identified a need to cater for the older age groups using the site.

57. Reports from Committees and Representatives on Outside Bodies – Story Homes Consultation –

It was confirmed that not everyone in the village had received a leaflet informing them about the consultations. It was confirmed that the consultation had been attended by about 50 residents. The Clerk further confirmed that there had been no direct contact with the Parish Council about the consultation dates and times.

58. Best Kept Village Competition and Best Kept Garden Competition – Action required for both competitions – Councillors provided nominations for the Parish Council Best Kept Garden Competition which will once again be judged by David Brown. It was reported that the grass verge cutting in the Parish this year is appalling with only 2 cuts having been undertaken to date. It was suggested that if the Parish Council are not happy with the grass cutting at the end of the growing season, they may look to taking over responsibility for this function provided adequate funding is provided from LCC or CBC to undertake this service properly. It was also suggested that it may be necessary for the Parish Council to once again look at budgeting for additional grass verge cuts to compensate for the current inadequacies. A recent accident at the junction of Church Lane and Preston Road was reported. It is felt that the sight lines exiting Church Lane are obstructed by the long grass which is creating a blind exit.

59. Gateway Planting – Mill Lane/Preston Road junction – Update or any further action required.

Councillor Heaton confirmed removal of the dead tree is in progress. The Lengthsman will be asked to strim around the planters and up to the field gate. He will also be asked to collect gravel from the Football Club car park to put around the sides and front of the planters once a membrane has been

laid. **Resolved** – County Councillor Holgate will be asked for his assistance in requesting that LCC lay a stretch of tarmac, footpath width, in front of the planters to create a footway.

60. Routine Safety Inspections at Mossie Close Play Area and Review of Lengthsman’s Schedule to correspond with this – The Chairman reported on discussions with Councillors Taylor and Hill with regard to routine safety inspections of Mossie Close Play Area. It has been agreed that monthly inspections will take place. A written report will be completed and kept on file for future reference in the event it is required. Inspections will be undertaken on a rota basis by Councillors Almond, Taylor and Hill.

61. Planning – The Council made observations on the following applications:

- 1) 16/00510/OUTMAJ – The erection of up to 90 dwellings, a village shop, community parking, landscaping, provision of public open space, access and associated infrastructure. Land 120m east of 27 Charter Lane, Charnock Richard – **It was confirmed that no responses had as yet been received from some consultees eg: LCC Highways and United Utilities. Many Councillors are of the opinion that the proposals are for too many houses. Local Planning Policy indicates that such sites in Charnock Richard can be used for small developments and infill. The proposals cannot be described as a small development. It was confirmed that drainage issues will be of significant importance as will highways issues. The junctions of Charter Lane/Chorley Lane and Charter Lane/Church Lane are inadequate. The increase in vehicular movements created as a result of the proposals will have a significant impact on Charter Lane and other roads in the Parish. Initial discussions suggested therefore that the Parish Council objected to the proposals however, upon reflection, the Chairman decided that further discussions were required on the proposals before the submission of a firm response by the Parish Council is made. A subsequent Parish Council Planning Sub-Committee Meeting was arranged for all Parish Councillors to evaluate discussions at the Parish Council Meeting and, to look in more detail at the impact of the proposals at which it was Resolved: That The Parish Council has no objections in principle to these proposals as they are aware that this land is earmarked for development. However, the Council has serious concerns about the number of houses proposed as, Planning Policy 1(f) of the Core Strategy allows for “small developments” or “infill” development in Charnock Richard. Proposals for up to 90 homes cannot be considered a small development. The Council are also extremely concerned about the highway safety implications of the proposals. The Council believe that the existing road infrastructure is incapable of supporting a development of 90 additional homes. Taking an average of 2.4 cars per household this would amount to an additional 200+ cars and in excess of 400+ vehicular movements per day in and out of the site. Charter Lane, being only 5.5 metres wide, is not suitable as an access road. The junctions of Charter Lane/Chorley Lane and Charter Lane/Church Lane have not been constructed to deal with this significant increase in vehicular movements without seriously compromising highway safety for pedestrians and road users. The junction of Charter Lane and Chorley Lane is completely inadequate to support this size of development. The sightlines are already restricted and, there is no land available to increase the visibility splay to accommodate the additional number of vehicular movements which would be created by a development of 90 homes. Similarly, at the junction of Charter Lane and Church Lane, sightlines are restricted, often by parked cars associated with children attending the Primary School on Church Lane, and again it is difficult to see how this access could be altered to service the number of cars associated with a development of 90 homes. The Council would also request that the original drainage ditch which runs along the edge of the site be opened again as it was filled many years ago and has not been piped. The ditch needs to be excavated and suitable drainage installed to ensure that drainage from the site is adequate and does not impact on any neighbouring development. The Council would also like to request that, should permission be granted, conditions are attached to ensure that some of the affordable housing in the development is available to buy with first priority under all circumstances being given to young people who live, and wish to remain, in the Parish or, who have a connection with the locality. Similarly, any affordable housing in the development which will be available to rent should**

include a “Local Letting Policy” as part of the planning permission to ensure that first priority under all circumstances is given to local people who live, or wish to remain, in the Parish or, who have a connection with the locality. In addition, the Parish Council would like to request an assurance that, should the application be successful, conditions are imposed to ensure that construction work and vehicles can only operate during social hours and that any damage caused to existing highways during the construction period must be repaired as soon as practicable after it occurs.

- 2) 16/00580/FULLHH – Extension to side and rear elevations. 49 Chorley Lane, Charnock Richard - **Resolved** – No objections.
- 3) 16/00648/TPO – T1 Oak: 30% crown thin, crown raise away from property, remove deadwood; T2 Alder: 30% crown thin, crown raise away from property, remove deadwood. 2 Meadowlands, Charnock Richard - **Resolved** – No objections.
- 4) 16/00624/FUL – Retrospective planning application for the construction of a car park on a grassed field lying adjacent to and accessed by an existing car park used by the Hind Head Hotel. Hinds Head Hotel, Preston Road, Charnock Richard - **Resolved** – No objections.

Notification: 16/00589/NOT – Notice of intention to install 1 no. Omni-Style antenna to be affixed to existing mast, 1 no. Equipment cabinet and 1 no. Meter cabinet at ground level with associated works. Land south of Police Station, Charnock Richard Motorway Services, Mill Lane – **Noted**.

62. Accounts

Accounts for Payment:

Mrs Stewart	Honorarium for conducting Internal Audit	£25.00
Mr M Almond	Materials to repair wooden boat – Mossie Close	£20.00
Mrs C A Cross	Reimburse cost of ink cartridges (50%)	£14.40
Pole Green Nurseries Ltd	Plants for Welch Whittle Gardens	£40.16
Mrs C A Cross	Salary – (Net)	£621.68
HM Revenue & Customs	Tax & NI due by Clerk	£106.32
	NI due by Parish Council	£7.18
		£113.50

Resolved: That the aforementioned Accounts are approved payments.

63. Lengthsman’s Payment - Work undertaken this month totals 100 Hours @ £8.00 per hour = £800.00. **Resolved: Total Paid £800.00.**

Next Meeting: Monday 5 September 2016

Members of the Public and Press are Welcome to Attend

Meeting Closed: 9.30 pm

Chairman:

Date:

REPORT 1

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

- a) Confirmation from County Councillor Holgate to the Chairman that he will pursue blocked road gullies causing property flooding in the Parish.
- b) Notification from ROSPA of play area inspection which will take place during August 2016.
- c) Confirmation that giant hogweed reported as growing along the river edge of public footpath 12, Charnock Richard, has been treated with herbicide by LCC.
- d) Confirmation that land opposite 71 Church Lane, Charnock Richard is still an enforcement enquiry and is being monitored together with a request that any additional information received should be sent to the enforcement officer at Chorley Council.

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.