

CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 3 August 2015 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

Present: Councillors A J Shaw (Chairman), M Almond, Mrs J Ogden, A Cornwell, Mrs A Bishop, L Cheetham, J Hill, H Heaton, J Taylor and G Brennan. Also present Borough Councillor Leadbetter, Borough Councillor Whittaker 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)

Parish Councillors – welcomed the Chairman back following his recent ill health. The Chairman thanked the Parish Council for their get well wishes and the basket of fruit and, thanked Councillor Almond for looking after the Chairman's seat in his absence.

Kate McClean, Taylor Wimpey – attended to present the outcomes of the recent public consultation on development of land off Charter Lane. Ms McClean outlined progress since the public consultation which included an informal meeting with Chorley Council officers to discuss progress. The public exhibition and consultation was arranged to gather opinions and shortcomings in the village. Ms McClean confirmed that Taylor Wimpey are still a long way from making a decision as to whether they will submit a planning application to develop the land in which they have an interest off Charter Lane. Discussing the principles of an outline application Ms McClean outlined the proposals for a two-storey building/shop with a small meeting room above and a car park, an additional car park opposite to accommodate approx. 16 vehicles which, it is hoped will help alleviate parking problems on Charter Lane. The remainder of the development is based on a maximum of 90 homes including 32 affordable homes with the remainder being a mixture of 3 bedroom detached and semi-detached plus 10-20 4 bedroom detached homes. Whether Taylor Wimpey proceeds with the submission of a planning application depends on what the Parish Council and the resident's views are on these proposals eg: do the Council/residents consider 90 houses is too many? And if so, what would be an acceptable number? Do the Council/residents have any further concerns or observations on the proposals? Taylor Wimpey would like to be sure that they have support at a local level before they decide to apply for planning permission. Taylor Wimpey are envisaging a community shop providing the essentials, with a community room above, possibly using "Plunkett Foundation" funding which supports community input into community facilities. If a community shop/building proved unsuccessful after a period of time, the building could be reverted back to a dwelling, on a use it or lose it basis. The consultation responses revealed a 50/50 split of those in favour and those against the proposed development. All the information and observations received will be used to formulate a statement of community involvement which will be submitted as part of the planning application. Ms McClean reported that, at the informal meeting with Chorley Council their response was quite vague and they did not appear to think outside of the box. It was confirmed that the policies in the Chorley Council Local Plan are more permissive than previous strategies and, that there is now a presumption towards supporting sustainable development. Borough Councillor Whittaker felt that the criticism of Chorley Council officers was unfair. Ms McClean confirmed that it is possible for developers and local authorities to work together to ensure that this is sustainable development. County Councillor Holgate referred to the discussions on affordable homes and how difficult it is for young people to remain in the village. He asked what policy would be put in place to ensure that the affordable homes benefit those who live in, or have a connection with, Charnock Richard. Ms McClean confirmed that s106 agreements would ensure that a criteria was put in place, and would be supported and embedded in the planning permission granted, which operates in what is called a "cascade effect". It was reported however, that there may soon be a difference in the way affordable housing is delivered if new proposals are put into practice. It was suggested that, with a minimum of 2 cars per household, it is likely that there will be in excess of 400 vehicle movements per day in/out of Charter Lane. What steps have been taken to address this from a highway safety point of

view? It was confirmed that this issue will be mitigated by looking at visibility splays at both ends of Charter Lane taking into account the current poor site lines when exiting at the Chorley Lane end. It was further confirmed that the access to the site will satisfy all highway recommendations. It was reported that a Community Centre already exists in the Parish, how would the proposed shop building with community room, affect plans to save the existing building? It was confirmed that CIL money, 15% off 65% of the development (as affordable homes do not generate CIL money), will be generated from the development which could be used to improve existing facilities. It was also suggested that there could possibly be a financial input from the development to improve the School and maybe the existing Community Centre building also. Taylor Wimpey do not wish to be seen to be buying the planning permission, the proposals must be viable. It was also suggested that Taylor Wimpey could possibly make a financial contribution towards saving the existing building if this would be preferable to having a community shop building. Councillor Cornwell requested information on the assets owned by Taylor Wimpey – this information was not however available at this time. It was further confirmed that it is likely that a contribution towards the School will have to be included/paid on top of the CIL money generated by the development. Councillor Mrs Bishop suggested that if the funds were available to refurbish the existing Community Centre/Parish Rooms it would/may be possible to create a community shop facility within this building, and therefore it would be preferable to have a financial contribution towards refurbishments to the existing building rather than a new separate shop building. Ms McClean confirmed that there are factors which will influence whether Taylor Wimpey submit a planning application or not – i) the level of support for the proposals from the Parish Council ii) the level of support from the residents of Charnock Richard. If it could be confirmed that such support existed Taylor Wimpey would liaise with Chorley Council planning officers and, following a second consultation in/around October, they would submit an outline application, containing and addressing the needs arising from the consultations. The Chairman thanked Ms McClean for attending the Meeting.

Parish Councillors – requested that a letter of congratulations be sent to Chorley Council for the excellent Flower Festival recently held in Astley Park. Concern was expressed about recent editorial in local newspapers reporting immigrants staying in Charnock Richard. It is not fair on paying guests who are staying in the same hotel. Borough Councillor Whittaker reported that under government direction they were placed in the hotel, they stayed Tuesday-Friday, and their stay is only temporary until they can be dispersed into more suitable accommodation. It is a legal process they have to go through. It was reported that they are also being temporarily housed in other hotels in Wigan.

Members of the Public – proposed a vote of thanks to Borough Councillor Leadbetter and Parish Councillor Mrs Bishop for supporting the recent Balsam Bashing at Sharratts Path which was a very successful days work. It was reported that the poor carriageway has now been repaired near German Lane. Giant Hogweed is growing near Plymouth Bridge on Dob Brow and along the rivers edge adjacent to the public right of way going out to the rear of the 9-hole Golf Course off Church Lane. Giant Hogweed is also growing on the public footpath on the golf course. Brambles are high and wide and the footpath is very narrow on Preston Road, from Town Lane down to the Coppull boundary. Residents responsible for hedges in front of The Gatehouse, Preston Road, Haydocks Farm, on Preston Road opposite the Hinds Head to past the sub-station, in front of Kingsthorpe and the first house on the right hand side of The Foxwood, will all be contacted and a request to cut their hedges will be made. Chorley Council will be asked to remove weeds from the road gullies on Preston Road, from the Hinds Head down to the Coppull boundary. Following an enquiry, it was confirmed that no written information has been received by the Parish Council indicating that Birkacre Road will be one-way into Charnock Richard.

Borough Councillor Whittaker – reminded those present that Chorley Council is the planning authority, not the Parish Council, in relation to Taylor Wimpey proposals. He confirmed his attendance at the recent appeal against the refusal of permission for 18 affordable homes on land off Chorley Lane, along with Councillor Almond and Borough Councillor Leadbetter. The appellant appears to be relying on the Rural Housing needs survey of 2011 however, the Inspector appointed to lead the appeal appeared to be extremely thorough and went through all planning legislation and regulations applicable to the appeal. Borough Councillor Whittaker submitted 11 points against this development which were read aloud at the hearing. He also confirmed that there will be a meeting between Chorley Council officers and Story Homes in the next couple of weeks which Borough Councillors can attend, to listen only.

Parish Councillor Taylor – reported that highway verge grass cutting was undertaken by LCC until 2011 and included 3 cuts per annum which were supplemented by 1-2 Parish Council cuts. This service was devolved to Chorley Council, but Councillor Taylor and Borough Councillor Whittaker did discuss with LCC the possibility of devolving this function to Charnock Richard and Heskin Parish Councils. Following assurances that the Parishes would receive 5 grass verge cuts per year, both Parishes stepped down and Chorley Council took over grass verge cutting as a devolved function from LCC. It was reported that it is now August and the Parishes have not had 2 full cuts to date. When Councillor Taylor asked the contractor why the cuts were so late, he said it was because he is always being taken off grass verge cutting to do other things. Councillor Taylor, and the contractor, are of the opinion that if he was left solely to undertake grass verge cutting in the Borough then all Parishes would be cut approximately every 7-8 weeks. Some Councillors are of the opinion that the contractor has been taken off grass verge cutting to beautify particular routes for specific reasons. It was agreed that the contractor does a good job when he is not taken off grass verge cutting to undertake other jobs. The Parishes were promised 5 cuts per annum which was an improvement on the 3 cuts undertaken by LCC. The Parish Council are of the opinion that if Chorley Council do not believe that they can undertake the 5 cuts promised, they should say so, this will give Parishes the choice of whether they want to supplement these cuts or not.

County Councillor Holgate – Asked how Chorley Council has decided where wildflower planting is undertaken. It was explained that they have currently sown seeds around street furniture with the aim of removing the need to trim. It was suggested that other areas could also benefit from wildflower planting. Councillor Holgate reported that during his canvassing in March he noticed the poor state of the footways on Leeson Avenue, reported this and was told that resurfacing the footways on Leeson Avenue would be undertaken early in the current financial year. Nothing has been done yet and so he has recently taken this up with more superior LCC officers. Councillor Holgate has expressed his serious concerns at the low standards being achieved by LCC at the moment which are totally unacceptable. He will pursue this matter, and the poor state of footways on Charter Lane, with LCC.

Borough Councillor Leadbetter – requested that the Parish Council write to Conlons re: overgrown hedges in front of the piggeries on Charter Lane. He also requested a letter of thanks be sent to Jamie Carson and the Planning Officers at Chorley Council, for their help at the recent appeal hearing against refusal of permission for 18 affordable homes on land off Chorley Lane.

- 53. Apologies** - Were received and accepted from Councillor Mrs C Pilling (illness) and from Miss Walmsley (it was agreed that the appointment will now take effect from the September Meeting).
- 54. 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 were made at this point however Councillors will declare them should they arise later in the Meeting**
- 55. To Accept the Minutes of the Meeting of the Parish Council held on 6 July 2015** - The Minutes of the Meeting of the Parish Council held on Monday 6 July 2015 had been circulated in advance of the Meeting and it was **Resolved: The Minutes were accepted as a correct record and were signed by the Chairman.**
- 56. Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 6) – ACCEPTED.
- The Mosses Footpath – The previous report of overgrown vegetation was repeated with the addition of the fact that the footpath is falling away into the ditch adjacent and is becoming narrower as a result. The Lengthsman will be asked to cut back nettles, weeds and overgrowth and LCC will be informed that Councillor Mrs Bishop will meet an LCC Officer on site if necessary to discuss the erosion of the public footpath into the ditch.
- 57. Correspondence and Information items requiring discussion or action:**
- a) Consultation from the Local Government Boundary Commission on the Electoral Review of Lancashire and proposals report from Chorley Council (Borough Councillor Leadbetter) for consideration when formulating a Parish Council response – **The Clerk reported the proposals of Chorley BC and it was Resolved: That the Parish Council agree with Chorley Council and feel that the following proposal would be most suited to the rural village**

of Charnock Richard: A proposal of 8 divisions in Chorley Borough with the divisions being reconfigured from the current 7 to keep electoral figures per division for the Borough within the overall criteria for variance from the County average. This option will provide for polling district 4C to be included within the same county division as polling districts 13A and 13B. These polling districts together make up the whole of the Parish of Coppull and as such this option would allow for the Parish to be included within the same division and for the Parish of Charnock Richard to be included with other similar rural Parishes.

- b) Confirmation that Freemans Lane has been inspected and will be added to the resurfacing programme and a new drain will be installed to alleviate flooding, work to be carried out prior to the end of this financial year – **Noted.**
- c) Request for your observations on the proposed diversion of Public Footpaths 10 and 11, Brook Lane, Charnock Richard – response required – **Resolved: The Parish Council has no objections to the proposed diversion in principle however, they would like the following conditions to be attached to the map modification order if granted, stipulating that: i) If the proposed diverted route is to be fenced by the existing field boundary fence at B-C and the existing hedge at C-E, the grass surface of the route should be cut regularly during the growing season so that it does not exceed 300mm (12") high. ii) All hedges constituting one of the sides of the paths should be maintained and cut back to ensure that they do not reduce the path width to less than 2m. The Council would also like the same conditions attached to the northern leg of public footpath No.10, which lies on land in the ownership of Woodside Farm.**
- d) Notification of, and request for assistance with, enforcement issues on land opposite No.71 Church Lane, Charnock Richard – **The Clerk reported the current position as outlined by the Chorley Council enforcement officer which is Noted.**
- e) Info. from LALC – Notification Chorley Area Committee Meeting will be held on 8 October 2015, 8pm at Chorley Town Hall + the Accounts and Annual Report – **Noted.**
- f) Letters from residents of the Parish confirming their acceptance of the Parish Council support, both financial and in other ways, in securing the long term future of the Parish Rooms-Community Centre, for the benefit of the Parish – **Councillor Leadbetter agreed to look into the suggestion that the unused half of the hall could be used for other things during the pre-school hours and that the hall could be used during school holidays. Councillor Shaw will be compiling an article for inclusion in the Chronicle in due course.**
- g) Details of late items of correspondence received : i) Notification from Heskin PC that repairs to the SPID will be £206.00. **Resolved: The Council will pay 50% of the repair bill.** ii) Current position with the Chorley Fairtrade Group – **Noted.** iii) Letter of application from Ms M El-Rayes for the Parish Council vacancy – **Resolved: The Clerk will confirm that the vacancy has now been filled but Ms El-Rayes details will be held on file for future reference.**

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

- 1) The wooden boat at Mossie Close play area requires remedial work. It was reported that materials promised to repair this may not now be available. It was agreed that Councillors Almond, Heaton and Borough Councillor Leadbetter will purchase new wood and repair.
- 2) The Parish Council sign on Mossie Close play area still requires re-bedding in the ground. The Lengthsman will be instructed to attach some angle iron and re-set in concrete.
- 3) The inside of the last tree on the left hand side of the grassed area just before the entrance to the play area appears to have eroded away. Chorley Council will be informed.
- 4) Councillor Cheetham reported that he may have someone interested in sponsoring planting at Delph Gardens if they can have directional arrows indicating the way to their business on the signs. It was confirmed that if the arrows can go on the original sized signs then that would be agreeable. It is estimated that it will cost approx. £400 per annum to plant this area twice during the year. It was also reported that an enquiry has been received for Welch Whittle Gardens.
- 5) The rumour that the golf course has been sold was reported but could not be confirmed.
- 6) The hawthorne hedge in front of 42 Chorley Lane is overgrowing the footway.
- 7) The land for sale off Chorley Lane, to the rear of houses on Robin Close, is an eyesore.

- 8) It was reported that the LCC vehicle in Neargates today to repair street lighting faults was speeding up the road at a speed in excess of the recommended 20mph on estate roads.
- 9) The Lengthsman will be asked to clean the bus shelter opposite the Hinds Head, Chorley Lane.
- 10) The Lengthsman will be asked to cut back the hedges on Chorley Lane, just before the terraced houses, as they are significantly narrowing the footway at this location.
- 11) Story Homes will be asked to cut back overhanging hedges on Park Hall Road.
- 12) The Lengthsman will be asked to cut back overhanging hedges from the golf course, which are overhanging the footway, opposite Yew Tree Villas.
- 13) One side of German Lane has had a grass verge cut whilst the opposite side has not.
- 14) The amenity grassed area on Meadowlands has been cut twice over summer.
- 15) It was confirmed that there are mixed results from the wildflower planting around street furniture in the Parish by Chorley Council. Councillor Taylor has spoken to Chorley Council officers about this and, it was agreed that this matter will be reviewed in October.
- 16) Road surfaces and pot-holes in the Parish are getting worse. Footway improvements promised on Charter Lane have failed to materialise, as have dropped kerbs promised at the junction of Town Lane and Preston Road.

59. Reports from Committees and Representatives on Outside Bodies – Community Centre Trust Meeting – it was reported that a fundraising raffle will once again be held during the Scarecrow Festival and donations of prizes would be welcome. It was confirmed that the barometer to indicate the extent of fundraising is now complete and ready for erecting on the front of the building.

60. Best Kept Village Competition and Best Kept Garden Competition – It was suggested that the Hinds Head public house be removed from judging in the Best Kept Village Competition if it is not too late. It was confirmed that the Clerk can go ahead and order wooden plaques.

61. Gateway Planting – Mill Lane/Preston Road junction – Update. It was confirmed that following the site meeting in July it was agreed that 2 planters be located on the land near the Mill Lane/Preston Road junction. Councillor Taylor agreed to create a plan which can be submitted to LCC to obtain a licence to locate the planters on the grass verge. Councillor Cheetham confirmed that he thinks the sleepers required to create the planters will be donated to the Parish Council however, it will be necessary to collect them from Preston.

62. Planning – The Council were required to make observations on the following application:

- 1) 15/00606/FUL – s73 application to vary condition 15 (approved plans) attached to planning approval 10/00298/FUL. 69 Charter Lane, Charnock Richard – **Resolved: No objections.**

63. Accounts

Accounts for Payment:

Mrs Stewart	Honorarium for conducting Internal Audit	£25.00
Pole Green Nurseries Ltd	Plants for Welch Whittle and Delph Gardens	£187.99
Mrs C A Cross	Salary – (Net)	£511.57
HM Revenue & Customs	Tax due by Clerk	£57.40

Resolved: That the aforementioned Accounts are approved payments.

64. Lengthsman's Payment - Work undertaken this month totals 100 Hours @ the revised hourly rate of £7.88 per hour = £788.00 + £22.30 materials. **Resolved: Total Paid £810.30.**

Next Meeting: Monday 7 September 2015

Members of the Public and Press are Welcome to Attend

Meeting Closed: 9:55 pm

Chairman:

Date:

REPORT 1

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

- a) Reminder that requests for Donations from the Parish Council must be received by 6 Sept 2015.
- b) Confirmation from Borough Councillor Leadbetter that overgrowth and weeds on the public footpath between Chorley Lane and Church Lane have been reported to LCC.
- c) Confirmation the Parish Council request for a copy of Chorley Councils policy for dealing with cars 'For Sale' on the highway has been referred to the Neighbourhood Manager for response.
- d) Copies of Lindsay Hoyle MP's contact details for display in the Notice Boards.
- e) Copy of Mr & Mrs Jordan's letter of objection to application 15/00609/TPO removal and pruning of trees at the rear of houses on Cherry Tree Close.
- f) Minutes of the extra meeting of the Chorley Fairtrade Group, Wed 15 July and notification that the next Meeting will be held on Wed 29 July at 5.30pm at Chorley Town Hall.

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.