

# CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 3 October 2016 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

**Present:** Councillors: Mel Almond, Harold Heaton, Ann Bishop, James Hill, John Taylor, Allan Shaw, Alan Cornwell, Les Cheetham and Ellen Walmsley. Also present Borough Councillor Whittaker and 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)

Borough Councillor Whittaker – Reported on his public meeting with residents regarding proposed development by Taylor Wimpey and, disputed a comment made at the September Parish Council Meeting that this was electioneering. 40-50 residents attended and Councillor Whittaker listened to their views and advised them what to do. He confirmed that he will be speaking against this application at the Chorley Council planning committee meeting. He reported a Chorley Council memo which states that the core strategy limits development in Charnock Richard to small scale and infill, which this is not. Taylor Wimpey is challenging Chorley Council's claims that they have a 5 year supply of land for housing. Chorley Council has recently reviewed this and now say they have a 7 year supply. He reported on an email from the developers, which suggests that whilst the development is not small, it could benefit Charnock Richard by providing affordable housing or, if Chorley Council took a commuted sum from the developer, affordable homes could be built elsewhere in the Borough. It was confirmed that the commuted sum must be spent on affordable housing though. Councillors are very concerned that Taylor Wimpey may be allowed to pay a commuted sum for affordable housing to be built elsewhere. In this case, Charnock Richard would actually be the loser as there would be no affordable homes as part of this development. This is only an outline application with only percentage figures to indicate the type of houses which could be built and, issues such as highways, education and doctors etc. are not included in the proposals. It was confirmed that Taylor Wimpey will not make as much profit from affordable homes as they will from market value properties. Councillor Whittaker reported that approval was given for 50-60 houses on a similar site in Mawdesley, with 30% affordable homes. The developers actually pulled out of this because these ratios meant that it was not financially worthwhile to build with 30% affordable homes. It was further reported that Chorley Council cannot insist on Taylor Wimpey including affordable homes in the application if they offer to build them elsewhere. The Chairman was of the opinion that Taylor Wimpey will look to build market value homes in Charnock Richard and offer to build affordable homes elsewhere. The application will now go to the November Planning Committee Meeting. A resident will speak against the application and it will be possible for a representative of the Parish Council to speak also. It was confirmed that if the Chairman does choose to speak at the Chorley Council Planning Committee Meeting, he needs to reflect the views of the Parish Council. Councillor Shaw asked whether Borough Councillor Whittaker had informed the residents attending the public meeting that the Charnock Richard United Charity Trustees could stop this application by refusing to allow Taylor Wimpey to cross their land to address drainage from the site. Councillor Whittaker denied saying this but, had agreed to take this matter up with the Parish Council and the Trustees. Councillor Shaw confirmed that the Trustees have looked into the legal position and reported that, if Taylor Wimpey want to cross the Trustees land they can in actual fact invoke their statutory rights to do so. Councillor Shaw reminded those present that the residents attending the public meeting were those who objected to the development and that Councillors must be aware that there will be residents in the Parish who are in favour of the proposals. Borough Councillor Whittaker confirmed that he remained neutral at the public meeting and supported the Parish Council. Councillor Taylor was dismayed by LCC highways response to the proposals i.e.: to install a pavement on the opposite side of Charter Lane from the development. This seems ridiculous when the Parish Council has been trying to get the poor surface of the existing footway on Charter Lane improved for the past 3 years. It was

confirmed that the new access road should have a 70m splay and, if LCC say what is proposed is acceptable, it is virtually impossible to argue that point. Councillor Whittaker also reported that Chorley Council will again be giving each Parish 1000 daffodil bulbs this year, with collection by arrangement. Residents Present – asked about the procedure for gully emptying. It was reported that when the gully emptying was undertaken on Park Hall Road, the operatives spread what they removed from the gullies onto the road and footways. It was stressed that if this work is not being carried out correctly, the Parish Council should report this fact. It was reported that only the top part of the gully pots are being emptied instead of going right to the s-bend in the pipe where the detritus is compacted and solid. Only the loose stones and chippings at the top of the gully pots have been removed, any blocked gullies are supposed to have been logged for a future visit to unblock them. Councillor Taylor agreed to check and report back. Parish Councillors Present – asked if there was any further information regarding the proposed development at the Camelot site. It was reported that no further information has been received. That previous enquiries had revealed that the proposed number of houses was down to 200 and, that a new application would be submitted in September. It was again confirmed that this site is classed as a previously developed site within the Green Belt and Government guidelines promotes the development of these sites. It is hoped that the policies of only small scale development and infill being allowed in Charnock Richard, will be applied to Taylor Wimpey proposals for Charter Lane and Story Homes proposals for the Camelot site. It was reported that hedges on the s-bends on Chorley Lane are overgrown and need cutting back. Councillor Heaton was asked when the rubbish on the Football Club car park will be removed as it is currently taking up much needed car parking spaces. He confirmed that it will be removed in due course. Councillor Heaton also reported that the Junior Teams have been asked not to fixture 4 football matches on Sunday mornings as it results in severe parking problems for residents and those attending the matches. Councillor Taylor requested that discussion on grass cutting in the Parish (Agenda Item 5(e)) be brought forward. Councillor Taylor reported that Chorley Council has completed 3 grass verge cuts and, are likely to complete one more. Chorley Council is behind with the grass verge cutting because operatives have been diverted to other duties in the Borough e.g.: the Flower Show which, although successful, is at the cost of other rural areas which have been neglected as a result. It was suggested that extra resources be employed to prevent this. It can be concluded from the email exchange on this subject that, if Chorley Council continue with the grass verge cutting as a delegated function from LCC, it is likely that the Parishes will only get 3 grass verge cuts in future as the devolved funding is being reduced year on year.

**76. Apologies** - Were received and accepted from Councillors: Christina Pilling (holidays), Jan Ogden (illness), George Brennand (holidays).

**77. 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 in the Meeting.**

**78. To Accept the Minutes of the Meeting of the Parish Council held on 5 September 2016** - The Minutes of the Meeting of the Parish Council held on Monday 5 September 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.**

**79. Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 2) Safety Surfacing Repairs – Councillors agreed to check the current wet-pour safety surfacing to establish the extent of repairs. The Clerk will aim to get a possible basic cost/rate for repairs.

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

- a) Copy of the response received by a resident of Chorley Lane following the Parish Council request for a speed survey in May 2016 – **Signs are now on Chorley Lane and appear to be blowing around in the wind. Residents do not believe they will be effective. The Council will enquire what training is required to volunteer to monitor traffic speeds and, how interested parties apply. Also, if a problem is highlighted can any action be taken?**

- b) Enquiry whether someone can meet the Digital Inclusion Officer from Chorley Council to discuss computer access and training in Charnock Richard – **The Clerk will pass contact details for Councillor Bishop and Councillor Heaton to make direct contact.**
- c) Update from Chorley Council on questions raised following the site meeting to make progress with the Orchard Gardens project – **The Parish Council will submit a planning application for the whole site, including a bandstand, as soon as plans are available for Chorley Council.**
- d) Results from the Lancashire Best Kept Village Competition 2016 – **Disappointing results for both Charnock Richard & Welch Whittle again this year. Councillors confirmed that results were better when the Parish Council paid for additional grass verge cutting, including full width cuts. It was also reported that many of the winning villages are successful because the whole village seems to get involved. It was suggested that editorial in the Chronicle could encourage residents in the Parish to help improve Charnock Richard and Welch Whittles chances in next year's competition. This could also be mentioned at the forthcoming Best Kept Garden Presentation Evening. Agenda item in early 2017.**
- e) Grass verge cutting in the Parish – update – **Correspondence from Chorley Council has been circulated and it seems that they are again unable to fulfil the number of grass verge cuts promised. It was agreed that the Parish Council may need to look at budgeting for additional grass verge cuts during the growing season to supplement Chorley Councils cuts.**
- f) Explanation of current procedures for gully emptying – **As blocked gullies are a serious issue in the Parish Councillor Taylor explained the changes in procedure over the years. In 1990 when LCC formalised gully emptying, housing estates were emptied once per year and everything else twice per year. In 2016 he asked for a schedule of gully emptying, however, he now wishes he had asked for the programme of dates for emptying gullies in Charnock Richard. Following his request in July he received details stating that all gullies on roads in the Borough appearing on Priority List 1 will be emptied once per year, whilst roads on Priority List 2 will be emptied once every 18 months. Priority Lists 1 & 2 appear to cover less than 50% of the roads in Chorley Borough. All other road not on either list will only be emptied on a reactive basis following a report. Councillor Taylor does not feel that this, despite being a cost cutting initiative, will save any money as other problems are created if the gullies are not emptied regularly i.e.: flooding of carriageways and gardens. Councillor Taylor reported that the Minutes of the Chorley Liaison Meeting where he raised and discussed this matter in detail do not reflect how strongly he felt and how angry he was about the proposed gully emptying schedules. It was confirmed that there are quite a few roads in Charnock Richard on the 2 lists however, there are a lot of rural roads in the Borough which do not appear on either list. It was reported that LCC used to be able to empty approx. 130 gullies per day whilst private contractors can probably empty approx. 250 per day. It was again reported that all the gullies on Church Lane up to Pole Green Nurseries are blocked/compacted with detritus similarly, there are a number of blocked /compacted gullies on Chorley Lane. All are resulting in significant problems for residents.**
- g) Info. from LCC re: a decision on changes to where LCC delivers its services – **Noted.**
- h) Letter & Posters from LCC re: Becoming a Lancashire Councillor Information Events – **The information will be placed on the Parish Council website.**
- i) A possible resource recommendation for the Parish Council website – **The web co-ordinators will look into this and determine whether or not it should be put on the website.**
- j) Info. from LALC – Letter from Gavin Barwell MP + Notification of a consultation on Council Tax referendum principles + Area Committee Meeting Minutes – **Noted.**
- k) Notification of completion of the Annual Audit for the year ending 31 March 2016 with no matters arising requiring the issuing of a separate additional issues arising report – **Resolved – The completion of the audit is accepted and noted by the Parish Council.**
- l) Details of late items of correspondence received i) Notification that the Taylor Wimpey planning application for land off Charter Lane will be going to the November Planning Committee Meeting at Chorley Council – **Noted.** ii) Invitation to meet the regulator – Environment Agency, Health and Safety Executive, Public Health England and the Oil and Gas Authority will be attending a public event on oil and gas – **Noted.** iii) Notification from Simon Kenyon, formerly of VIP, that he will continue the network meetings if there is sufficient interest and, that he will

be developing his community grant support and bid writing role with smaller scale charges for the work he would undertake – **This info. will be forwarded to the Community Centre Trust.**

iv) Draft Chorley Householder Design Guidance SPD – consultation – **Councillors will view this document in their own time for possible comment at the November Meeting.**

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

- 1) The rumble strips have not been repainted on Dob Brow since the resurfacing works.
- 2) There appears to be problems with young people on bikes causing a nuisance in the Parish and on the roads. They were seen around the Football Club and appear to be upsetting some of the older residents in the Parish during the evenings and at weekends. Councillor Bishop will try to find out some names and addresses which will then be passed on to the Police.
- 3) The roundabout at the top of Butterworth Brow is now complete and appears to be a success.
- 4) No reply has been received regarding the Parish Council request for Chorley Council to collect the bags removed from the litter bins on the golf course if left at the side of the bins on Charter Lane.
- 5) Concern was expressed about the battery life in the defibrillators, how long they last and who should check them as all 3 are now likely to need checking.
- 6) Lengthsman will be reminded about repairs to the bench near the telephone box, Chorley Lane.
- 7) Planters at Mill Lane look much better with the gravel around them and plans for a bench at this site remain ongoing, weather and Councillors time permitting.
- 8) LCC operatives have left piles of rubbish/soil on the verge on Charter Lane following recent root cutting in the drainage system.
- 9) Councillors Almond and Taylor met on site at Mossie Close Play Area to discuss the recommendations in the recent ROSPA report. Overall the play area is considered a medium risk with some items like the protruding bolts underneath the roundabout being flagged up each year, however, it is difficult to see how they can be reached to make them shorter. The leg trap risk with the wooden boat/train has been noted and consideration is being given as to how this can be removed. Councillor Almond has addressed the entrapment risk between the wooden supports by adding additional spars to minimise the risk. Neither Councillor could find the split in the weld referred to on the slide. 2 x new flat seat swings are required as the fixings are worn. Councillors will look at reconditioning the shackles in due course. Councillor Hill will replace the bushes on the playdale swings. It became apparent when discussing Phase III improvements to this play area that not everyone had the same idea therefore, this will be placed on the November Agenda to determine what the Parish Council as a body want to achieve in Phase III. It was suggested that Councillors visit the site to familiarise themselves with the existing equipment with a view to discussing changes, additions or replacement equipment in Phase III at the November meeting.
- 10) There is a pot-hole outside No. 10 Southgates.
- 11) Mr Paul Carter was thanked for his kind donation of another 1000 daffodil bulbs for planting in the Parish. These will be given to the Lengthsman for planting.
- 12) It appears that the wildflower verge failed on Mill Lane this year. The ground needs to be properly prepared and made ready for wild flower seed planting again. The grass verge will need strimming to about 4"-6" high and weed killing. Weed killing needs to be undertaken twice, once in early spring and then a little later, following which the area of verge for planting will need to be rotavated. Councillors Almond and Bishop agreed to speak with the Lengthsman about what is required. The wildflowers need to be in the sun and not in the shade of the hedges or trees.
- 13) Councillor Burton reported complaints received from users of the recently diverted public footpath on Brook Lane. Way markers are required to indicate the new route.

**82. Reports from Committees and Representatives on Outside Bodies** – Charnock Richard United Charity Trustees – met this evening prior to the Parish Council Meeting. Councillor Shaw reported that the Land Registry has advised that the parties go to mediation to resolve the land ownership boundary dispute. It was also reported that, despite the fact the land across which Taylor Wimpey are planning to take the drainage from their proposed development off Charter Lane is managed by the Trustees, Taylor Wimpey may be able to establish a statutory right to cross this land without the permission or co-operation of the Trustees.

**83. Best Kept Garden Competition** – Reminder Presentation Evening – It has been necessary to change the date as the Mayor is unavailable on the October date suggested. Therefore, the Presentation evening will take place on Thursday 10 November 2016. Invitations will be sent.

**84. Annual Donations** – To discuss applications received and agree donations for 2016 – **Resolved** – **This item be deferred until the November Meeting with details of the applicants being given to Parish Councillors prior to the Meeting to assist with discussions.**

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

- 1) 16/00580/FULHH – Erection of single storey side and rear extension with alterations to hardstanding at front, installation of new access and dropped kerb. 49 Chorley Lane, Charnock Richard. **Resolved** – **No Objections.**
- 2) 16/00878/MNMA – Minor non-material amendments to reserved matters approval 15/00257/REM comprising reconfiguration of vehicular access. Land 18 metres east of Beechcroft, Brook Lane, Charnock Richard. **Resolved** – **No Objections.**

Councillor Taylor raised the question of why planning applications are discussed towards the end of the Agenda and not earlier in the Meeting. Councillor Shaw responded saying that it allows Parish Councillors time to reflect on any comments, observations or objections raised by the public present at the beginning of the Meeting.

### **86. Accounts**

#### **Accounts for Payment:**

BDO LLP	Audit Fee for year ending 31/3/16	£240.00
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.**

**87. Lengthsman's Payment** - Work undertaken this month totals 100 Hours @ £8.00 per hour = £800.00 + £96.00 for materials. **Resolved: Total Paid £896.00.**

Next Meeting: Monday 7 November 2016

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) Confirmation yellow lines on Chorley Lane near the junction of Southgates have been repainted.
- b) Confirmation officers are investigating the issue with road markings near Lancaster House Farm.
- c) Copy Minutes of the Chorley Liaison Meeting, 20 July 2016 for your information.
- d) Info. from RTC Safety Surfacing re: repairs to playground safety surfacing.

#### **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.