

# CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 5 September 2016 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

**Present:** Councillors: Mel Almond, Harold Heaton, Ann Bishop, Christina Pilling, James Hill, Allan Shaw, Alan Cornwell, Ellen Walmsley and George Brennand.

## **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 & Public Present Discussed – Taylor Wimpey Planning Proposals for land off Charter Lane – It was anticipated that representatives of Taylor Wimpey would be present to discuss the possibility of scaling down their proposals to a more appropriate size, however, as the Parish Council could not confirm that these discussions would be a closed meeting, representatives of Taylor Wimpey had withdrawn their offer to attend. The Clerk reported that Taylor Wimpey would like to know how many dwellings would be acceptable to the Parish Council. Discussions confirmed that there are already 11 planning permissions granted and awaiting completion on Charter Lane, some of which will replace existing properties. It was also pointed out that the creation of the access to the proposed development will result in a reduction in the number of cars which can park along Charter Lane. Residents present confirmed that it is not just the impact the proposals will have on traffic on Charter Lane but also, through the whole Parish. The Clerk reported that Taylor Wimpey have not done any preliminary work to indicate how the junctions of Charter Lane/Chorley Lane and Charter Lane/Church Lane will be made suitable, nor have they given any indication of any possible traffic calming measures they could put in place to mitigate the impact of the proposed development on roads in the Parish. This type of additional work would only take place if outline planning permission is granted. It was confirmed that as far as the Parish Council are aware, for the last 30+ years, this land has been earmarked for development as it is within the settlement area of Charnock Richard and it is not a Green Belt site. Local Planning Policy says therefore, that “small developments” or “infill” will be allowed on such sites. The Parish Council again confirmed that they do not consider 90 dwellings to be a small development. There are 2 landowners involved and Taylor Wimpey has the option to purchase the land for development if planning permission is granted. It is apparent from reading comments on the Taylor Wimpey website that much of the support for this development appears to be from people living outside Charnock Richard. It was accepted however, that some of these people may have had to move out of the Parish and may want to come back. Residents present asked whether there would be an element of affordable homes within the proposed development. Councillors confirmed that this is usually the case however it is also possible for developers to contribute towards affordable home provision elsewhere in the Borough. It was stressed that, if this development proceeds, the inclusion of affordable homes is essential. It was accepted that the proposals allow for some areas of green space and would not be as dense as some existing developments in the Parish however, Councillors remain firm that if planning permission is granted for this site, once approved there must be no further phases added to the development in the future which would result in the loss of those green spaces. Some residents present feel that the Parish Council gave a “lukewarm” response to these proposals rather than dismissing them as inappropriate development. It was reported that the ecological survey in support of the application states that there are no water voles within 1 kilometre of the site; however, having simply undertaken a google search there is information available to indicate that water voles were found on the golf club. Similarly, residents confirmed that they have seen water voles in the pond on the proposed development site. Therefore, residents present now question the veracity of the ecological survey. It was pointed out that the pond on the site will be protected as part of the proposals. It was further reported that if water voles are present, developers cannot turn surface water into the ponds and ditches on/around the site. Also, it was reported that DNA from great crested newts has been found to be present in the pond on the site. Councillor Bishop stressed that she is particularly interested in the ecology reports for a number of

sites in the Parish and has looked in detail at those for the golf course and the Camelot site however, if the survey states there is no record of water voles, and a simple google search can reveal a different case, then the ecology report is not as robust as it should be. Parish Councillors suggested that the residents appoint a spokesperson who will speak on their behalf at the planning meeting when this application is discussed. It was confirmed that a lady resident present would be doing this. The residents believe that this development is not appropriate for the village. It was felt that LCC traffic surveys which have been undertaken over the past few years have been taken at the wrong locations and at the wrong times of the day. It is believed that these proposals will only serve to increase the volume of traffic and number of vehicular movements through the whole of the village but particularly on Chorley Lane and Church Lane. Residents asked whether it was true that the land the developers are proposing to route the drainage system through to Willow Drive is managed by Charnock Richard Charity Trustees and, that if the Trustees refuse to allow the developers to take this route, the proposals cannot go ahead. The Trustees present confirmed that the land is owned by the Trust and managed by the Trustees but, that the Trust/Trustees have not been approached at all by Taylor Wimpey to date. The Trustees do not know whether there are covenants or easements under/over the land which may allow the developers to do this without seeking their permission however, this is unlikely. Some feel that the development could improve drainage in this area as Taylor Wimpey have already instructed the landowner that, should planning permission be granted, he will have to dig out the ditches he has filled on this land. It was confirmed that United Utilities will assess whether the drainage proposals are adequate and they may even be responsible for determining the route the drainage must take. Residents again reaffirmed their belief that we should not be negotiating with Taylor Wimpey to determine what is, or is not, appropriate. The Parish should simply be saying no to the development. It was suggested that the Trustees should have a Meeting to determine what, if anything, they can or cannot do with regard to allowing, or refusing to allow, drainage proposals to go under the land they are responsible for managing. A resident present confirmed his attendance at the public meeting arranged by Borough Councillor Whittaker and reported his disappointment that more Parish Councillors had not attended. Residents present reported that they are not sure if the Parish Council are supporting the objections of the residents and feel that the future of the village is in the Parish Council's hands. It was stressed that the Parish Council has no power to decide if planning permission should be granted and, whatever the Parish Council decides, the decision to refuse or grant planning permission will be made by the Chorley Council Planning Committee. The Parish Council accept that this land will be developed at some time; they do however believe that the proposal for 90 dwellings is too many. The Council believe that if the roads are inadequate LCC will ensure that any planning permission complies with highway requirements. The existing pavements are poor and inadequate and parked cars at school times and football match times make negotiating Charter Lane, and the junctions at either end, almost impossible and sometimes quite dangerous. It is hoped that LCC would put double yellow lines on both sides of both junctions with Charter Lane if any further development is allowed. Many present believe that the only people who will benefit from this development will be the developers. There are no shops and no doctors' surgery in the village, the school is already too small and has to use the Scout Hut as extra classroom space. Many present find it hard to believe that the village can cope with this type of development. There are no amenities or facilities in the village to support a growing younger population. The village has nothing to offer any more to families or children coming into the Parish. Residents present stressed that the Parish Council need to take account of everyone's views before making a decision and asked whether they had considered all the online objections on the Chorley Council website. The Parish Council pointed out that when this application appeared on the Parish Council Agenda there were only 2 members of the public present to outline their concerns. It was confirmed that Parish Council Meetings are always open to the public, who are always given the opportunity to speak on any matter they wish to raise at the beginning of the Meeting. It was confirmed that there are a few residents who regularly attend Parish Council Meetings but that the only time large numbers of residents attend is when any proposal/s particularly affects them. Those present said they did not think they had to attend the Parish Council Meetings to put forward their strength of feelings. Councillors stressed that, unless people attend Council Meetings or outline their views to Parish Councillors they are unaware of the strength of feeling and encouraged those present to express their views in person at Parish Council Meetings at the earliest opportunity in the future. The question of whether Borough Council and Lancashire County Council officers come into the village to look at parking problems and highway safety issues for example at

school opening and closing times when the traffic is bad, was raised. Councillors confirmed it is up to the Borough Councillors to request a site visit by the Planning Committee prior to them making their decision. Parish Councillors present confirmed that they do try their best for the village. The residents present accepted that it may seem that they are expressing their worries and concerns too late. Residents feel we need to be careful that the village of Charnock Richard does not get lost in making progress and allowing it to be over developed.

- 64. Apologies** - Were received and accepted from Councillors: John Taylor (holidays), Jan Ogden (holidays), Les Cheetham (holidays), Borough Councillor Whittaker (conference) and Borough Councillor Leadbetter (bereavement).
- 65. 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.**
- 66. To Accept the Minutes of the Meeting of the Parish Council held on 1 August 2016** - The Minutes of the Meeting of the Parish Council held on Monday 1 August 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.**
- 67. Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 5) – ACCEPTED.
- 68. Correspondence and Information items requiring discussion or action:**
- a) Notice of the making of the Order – Highways Act 1980 – Section 119. Charnock Richard Footpaths 10 and 11 (parts), Chorley Borough. Public Path Diversion Order 2016 (Crook Fold Farm) – **It was confirmed that both residents are happy with the order. The new route will have to be clearly marked to prevent any confusion for public footpath users.**
  - b) ROSPA report following Mossie Close play area inspection 2016 – **Councillor Almond will look at the recommendations in the report and report back to the Parish Council. It was confirmed that Councillor Hill will undertake the September routine inspection.**
  - c) Request for Agenda Items for the Chorley Liaison Meeting – 19 October 2016 – **The Parish Council remain concerned about the adequacy of the grass verge cutting in the Parish and suggested that this could be a possible agenda item for discussion if it has not already been discussed at this forum. Also, it was suggested that since Chorley Council seem unable to fulfil the promised 4 cuts per year as the operative is often deployed elsewhere e.g.: Town Centre, the Parish Council could suggest that they will undertake the grass verge cutting as a delegated function provided sufficient funding is passed down to the Parish Council from either LCC or Chorley Council to undertake this service. Concern was expressed that the central core of the village requires a grass verge cut before the Scarecrow Festival. It was agreed that if Chorley Council cannot arrange a grass verge cut in time for the Scarecrow Festival, Councillor Heaton will engage the services of a contractor to undertake the cut.**
  - d) Enquiry from Coppull PC whether Charnock Richard PC would be interested in joining forces with regard to objecting to the closure of the A & E Dept. at Chorley – **The Parish Council confirmed they are willing to join forces to object to the closure of A & E at Chorley.**
  - e) Letter from Chorley Council with a request for feedback on the Ironman 2016 – **Resolved – The Parish Council will respond as follows: As the Ironman event no longer runs through our Parish there is very little impact on the day of the event. Better notification prior to the event would be beneficial. The Council would expect posters, flyers, editorial in local newspapers and on Council websites, closely followed by the use of social media such as Facebook and twitter etc. However, it must be stressed that not everyone is computer literate nor does everyone have access to, or use, computers therefore, paper notifications and communications must be continued. Other issues the Council feel should be addressed are with regard to litter and tidying up after the event. The Council feel that not enough time or consideration is given by the event organisers to tidying up litter, drinks bottles and takeaway rubbish, both on the day of the event and, in the few days following the event.**

**More care and time should be devoted to returning the rural parishes through which the event runs to the same tranquil and tidy state they were in prior to the event. Stewards and Marshalls at the event MUST receive proper and adequate training. Consideration should be given to residents' en-route and not just to those taking part. Marshalls should not be obstructive and should be helpful and polite to those being impacted by this event.**

- f) Email complaint from a resident of The Foxwood regarding noise and nuisance caused by the Hinds Head on Preston Road over the bank holidays in May and August and an enquiry as to what the Parish Council intend to do about this situation – **It was confirmed that live music ceased at 10pm but recorded music did continue and both car parks were full. It is anticipated that this will only happen a couple of times per year however; Councillors agreed that fireworks are unnecessary. Resolved – The Clerk will contact the Hinds Head and ask that fireworks be removed from future planned events, that more consideration is given to neighbouring homeowners when they arrange these events and, the Council will point out that if notices state music will cease at 10pm, then both live music and recorded music should cease at 10pm. The Clerk will inform the complainant of the action taken.**
- g) Info. from LALC – **Nothing specific to report.**
- h) Details of late items of correspondence received – i) Copy response to Borough Councillor Leadbetter re: grass cutting in the Parish – **Noted for future discussion when both Parish Councillor Taylor and Borough Councillor Leadbetter are present.**

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

- 1) Baku Lounge has now been renamed “The Red Door”. Details on the Parish Council website.
- 2) The Bowling Green has now re-opened with good reports.
- 3) The mini-roundabout is still being installed at the top of Butterworth Brow.
- 4) Himalayan Balsam is growing over onto the footway on Dow Brow, down to the bridge.
- 5) The small area of verge on Chorley Lane, to the left of Robin Close, needs weeding and spraying
- 6) The z-bend sign on Dob Brow is obscured by overgrown hedges which require cutting back.
- 7) The street lamp outside No. 52 Lichen Close is still on all the time.
- 8) The hedge on the A49, opposite Yew Tree Villas, needs cutting back by the Lengthsman.
- 9) The public footpath sign off Delph Lane, where the two footpaths divide, has been hacked off and thrown into the rough land on the right hand side of the division in footpaths.
- 10) Councillor Bishop has photographs of David Williams and his colleagues who recently unearthed and reset the milestone on Chorley Lane. It was confirmed that the milestone was originally etched with distances to the nearest towns, however, the etching was obscured during the war. Mr Williams would like permission to attach a cast iron directional sign on the milestone. Councillor Bishop confirmed that she will be putting a full report in the Chronicle in due course and will be asking for any historical photographs which may show the milestone. The Parish Council are happy for Mr Williams to continue with his proposals for the milestone.
- 11) Casey's hedges on German Lane need cutting back.
- 12) Street lights on German Lane are on all the time. They are obscured by overgrown vegetation.
- 13) The Lengthsman will be asked to strim round the planters at Mill Lane, up to the field gate.
- 14) It will be suggested that a 1 tonne bag of gravel be ordered and dropped off at Mill Lane to enable the Lengthsman to complete the work around the planters.
- 15) The Lengthsman will be asked to repair the bench near the telephone box on Chorley Lane using hardwood for durability.
- 16) It was reported that there appears to be more take-way litter in the Parish recently. The Lengthsman will be asked to try to get on top of this problem.
- 17) It was confirmed that Paul Carter, Ralph Hayes and a team of helpers have painted the railings in front of school during the summer holidays.

**70. Reports from Committees and Representatives on Outside Bodies – Nothing to report.**

**71. Best Kept Garden Competition** – Action required for Presentation Evening – Thursday 20 October was the suggested date, with a 7.30pm start, at the Football Club. Councillor Heaton will book the Football Club and the Clerk will invite the Mayor to present the prizes. Invitations will be sent out

in due course. Expressions of thanks will be made on the night to specific people who have helped to improve the look of the Parish over the course of the year.

**72. Annual Donations** – The final date for receipt of applications is 1 October 2016.

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

- 1) 16/00583/PDE – Single storey rear extension measuring 5m in depth, 5.5m in width and a maximum of 4m in height. 7 Leeson Avenue, Charnock Richard - **Resolved** – **No objections.**
- 2) 16/00795/FUL – Application to vary the conditions of permission ref: 13/01224/FUL (which was for demolition of the existing outbuildings and construction of a detached dwelling) to allow the incorporation of a basement under part of the property. 1 Town Lane, Charnock Richard - **Resolved** – **No objections.**

**Response to Taylor Wimpey – Resolved - the Council, and the members of the public who attended the meeting, were disappointed that representatives of Taylor Wimpey did not attend the informal discussions both prior to and during the Parish Council Meeting. The Council feel that the detrimental impact of the proposed 90 dwellings on land off Charter Lane will be significant; however, the Council believe that it is for Taylor Wimpey to decide the appropriate number of houses for this site taking into account the inadequate road junctions, poor infrastructure and drainage issues which would need to be addressed. It is clear to the Council however, that 90 homes is not a "small development" appropriate for Charnock Richard. The Parish Council therefore await amended proposals, scaling down the development, for their discussion and observations in due course.**

#### **74. Accounts**

##### Accounts for Payment:

Playsafety Limited	ROSPA play equipment Inspections – Mossie Close	£96.60
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.**

**75. Lengthsman's Payment** - Work undertaken this month totals 125 Hours @ £8.00 per hour = £1000.00 + £14.98 for materials. **Resolved: Total Paid £1014.98.**

Next Meeting: Monday 3 October 2016

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:**

- a) Confirmation that planning conditions which required discharging under 12/01064/FUL – demolition of garages and building of 3 dwellings on land and garages 35m east of 39 Leeson Avenue, have been discharged.
- b) Confirmation that following fire damage to the footbridge on public footpath 24, the footbridge has been repaired.
- c) Copy of the LCC severe weather activity update August 2016.
- d) Copy CPRE Fieldwork Summer 2016 & Copy CPRE Countryside Voice Summer 2016.

##### **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.