

# CHARNOCK RICHARD PARISH COUNCIL

www.charnock-richard.org.uk

Minutes of the Meeting of the Parish Council held on Monday 7 July 2014 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

Present: Councillors A J Shaw, M Almond, A Cornwell, L Cheetham, Mrs C Pilling, J Hill, H Heaton, J Taylor and G Brennand. Also present Borough Councillors Leadbetter & Whittaker & County Councillor Holgate.

## **REPORTS, COMPLAINTS AND CONCERNS OF THE PUBLIC PRESENT**

Jonathan Jackson (Chief Executive of Wigan Athletic), John Hampton (AFL Architects) & Simon Chadwick (Managing Director, Signet Planning) - introduced themselves and made a presentation to all present on their proposals for the golf club site. It was reported that there had been no significant changes to the proposals since the public exhibition at the Football Club. It was confirmed that the areas either side of the proposed area for development will be used for ecological mitigation purposes including the area to the north of the public footpath. Other supporting documentation has now been submitted to Chorley BC and all the plans can be viewed on the planning consultant's website. The proposals were outlined as follows: An extension to the existing golf club building, 1 additional building to accommodate a  $\frac{3}{4}$  size indoor pitch, 2 floodlit pitches (lights to be switched off at approx. 9-9:30pm), a range of academy pitches utilising the existing watercourses where possible and providing attenuation work where necessary. The existing access will remain the main access to the site. Little major land levelling will be required to accommodate the proposed number of pitches. Any trees removed will be replaced with new trees to mitigate the impact of their removal. The extension to the existing building will be single storey and building materials will be timber cladding for the indoor pitch so that it sits comfortably with the existing environment. Plans have now been submitted to the Borough Council however, there is still an opportunity to make amendments if necessary. In answer to a question raised it was reported that there are no formal plans for the southern area of the site at the moment. Perimeter fencing will be 2.3m high green mesh around the proposed area to be developed which will be set back from the actual perimeter of the site. It was reported that at the consultation some parties were informed that the land to the north of the public footpath would continue to be cut and maintained and would remain available for use by the public. It was confirmed that the public footpath will remain and the public will have access to this however, ecological surveys have revealed that the area to the north of the public footpath is the most suitable site for ecological mitigation plans which will include more ponds and additional trees however, the area will remain private land. With regard to the junior academy building, it was confirmed that this will be a two storey building with a steep pitched roof. The necessity for covered stands was questioned and, in reply it was reported that the stands will be 3-4 low rise tiers seating approx. 150 spectators who will be parents and staff. Operating hours will be roughly as follows: 8:30-9:00am until 9:00-9:30pm. The first team will use the facility in the morning and until the early afternoon, the academy will use the facility from late afternoon until early evening. There will be a maximum 180 car parking spaces. The proposed floodlights will be dark skies compliant, focused on the pitches. In answer to further questions it was confirmed that the facility will be primarily for the use of Wigan Athletic however, the wish is to engage with the community of Charnock Richard and therefore, the indoor pitch and one of the academy pitches would be available for community use over summer and at weekend and would include Charnock Richard and the wider community in the Chorley area. It was confirmed that the club use the players as role models and assets in the Community, working with schools, signing autographs and doing meet and greets. The Club consider it important to also be at the heart of the community. Questions were asked in relation to the increase in volume of the proposed buildings as this is an important planning consideration. Exact figures were not available but could be provided if necessary. It was confirmed that existing car parking provision would increase to add a further 100 vehicles. It was confirmed that employment opportunities will be available for local people. With regard to traffic, assessments submitted do make assumptions however, it is likely that players will travel to the site from a southerly direction, other clubs (usually arriving in cars or minibuses) and parents will probably come off the motorway and approach from the south. In response

to questions raised it was confirmed that engineered sports turf, which is a natural turf designed to comply with irrigation and the PH balances of the existing land, will be used. Academy matches usually take place on Saturday and Sunday with approx. 4 or 5 matches per day however, these will alternate between home and away matches therefore, there are likely to be 2 matches one day and 1 on the other. The Chairman thanked the representatives of Wigan Athletic for their attendance and presentation. Borough Councillor Whittaker – introduced himself to Councillors and public present, as the newly elected Borough Councillor for the Chisnall Ward.

Members of the Public – asked whether it would be possible to erect “No Fly-tipping” signs in the unofficial lay-by on Town Lane, indicating that registration numbers will be taken. Borough Councillor Leadbetter agreed to pursue this. Chorley BC still need to remove weeds from the kerb edges and gullies as this reflects poorly on the Parish in the Best Kept Village Competition. It was reported that residents of Croston Lane have seen increased use of the yard at the bottom of the lane which now looks like a scrapyard. Councillor Shaw agreed to check the situation with the site. It was questioned whether the amendments to the Camelot proposals will be adequate to address existing flooding and drainage issues on Park Hall Road and what impact the increase in water discharge will have on this area. It was reported that the 3-way public footpath sign at the bottom of Town Lane is still missing and requires replacing. Drainage on Preston Road, near the junction with Town Lane, is still a major problem and gardens in this vicinity were once again flooded during recent heavy rainfall completely ruining the gardens. The problem of root growth in the drains remains the issue. Root cutting is only good for 2-3 years therefore a long term plan is required. County Councillor Holgate will be asked to support the Parish Council request that root cutting at this location is included in a planned maintenance programme of works every 2 years. It was reported that the sub-station on Preston Road needs cleaning and tidying as it is an eyesore. It was reported that overgrown hedges on Park Hall Road need cutting back. County Councillor Holgate – reported that having spoken to highway maintenance they have agreed to re-divert some funding to pavement improvements in Leeson Avenue, no signs of this work have been seen to date. Councillor Holgate confirmed that Charter Lane is now formally on a future work programme and, he will endeavour to ensure that this request becomes a priority in the list of works, should any windfall money become available.

- 35. Apologies** - Were received and accepted from Councillors Mrs J Ogden and Mrs A Bishop (holidays)
- 36. 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 declared a non-pecuniary interest in planning application 14/00641/FUL.**
- 37. To Accept the Minutes of the Meeting of the Parish Council held on 2 June 2014** - The Minutes of the previous Meeting of the Parish Council held on Monday 2 June 2014 had been circulated in advance of the Meeting. **Resolved: The Minutes were accepted as a correct record and were signed by the Chairman.**
- 38. Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 6) – ACCEPTED. Councillor Taylor thanked the Chairman for his kind words at the last meeting. Councillor Taylor also reported that, despite submitting comments to a planning application discussed at the last meeting as a resident/neighbour, his observations had been reported as being those of a Parish Councillor.
- 39. Correspondence and Information items requiring discussion or action:**
- a) Info. on various matters from Councillor Mrs Bishop to be reported in her absence – youth nuisance on the public footpath through the golf course, the current position with the defibrillator at school and in the telephone box and, details of the Memorial Service to commemorate the declaration of WW1 which will be held on Sunday 3 August in Church. **Resolved: The Painter will be asked to paint the telephone box at the same time as the play equipment and a joiner will be contacted regarding the installation of book shelves and the necessary fitting to accommodate a defibrillator. The Chairman, Vice-Chairman and Councillors Mrs**

**Pilling and Hill will attend along with the Clerk who will arrange for a wreath which will be laid in the commemorative garden after the service.**

- b) Request from a resident that the Milestone on Chorley Lane be retained at this location – **The Parish Council has no intention of removing or relocating this milestone, the intention is purely to make it more visible. Councillor Hill will provide a cable identifier and Councillor Taylor will ascertain the necessary information on all service mains in this area.**
- c) Consultation on subsidised bus services assessment criteria – Briefing Note June 2014 – **Noted.**
- d) Chorley Local Plan 2012-2026: Gypsy & Travellers and Travelling Showpeople Preferred Options Document, June 2014 – Consultation – **Noted.**
- e) Info. from LALC – Newsletter June 2014, Minutes of the Chorley Area Committee Meeting held on 8 May, Notification of AGM – Saturday 8 November 2014, County Hall, 1:45pm – **Councillor Cornwell will attend the AGM in November.**
- f) Details of Chorley Historical & Archaeological Society – War Memorial Project – **Details will be given to Mrs Stewart.**
- g) Request for Agenda Items for the Chorley Three Tier Forum – **Resolved: The Parish Council will ask ‘What is Lancashire County Councils policy on dealing with Japanese Knotweed encroaching onto highways and public footpaths.**
- h) Concerns from a resident relating to overgrown hedges and parking problems Chorley Lane – **It was reported that some hedges on the A49 have already been cut and the same contractor also cut hedges on Chorley Lane therefore, it is likely hedge cutting is imminent.**
- i) Polling Place Review – from Chorley Council – **No changes are required.**
- j) Details of late items of correspondence received i) Draft Statement of Community Involvement 2014 – Consultation – **Noted.** ii) Scoping consultation for Onshore Oil and Gas SPD – **Noted.** iii) Invitation to North West Energy Taskforce drinks reception – **Noted.** iv) Notification of a Family Fun Day, 12 July 2014, Coppull, for Motor Neurone Disease – **Noted.**

#### **40. Reports, Complaints and Concerns from Parish Councillors**

- 1) The SPID on Dob Brow is still not working properly.
- 2) It was agreed that plants at Welch Whittle Gardens, whilst looking fine at the moment, may need replacing during the next few weeks. Councillor Cheetham will monitor this.
- 3) Councillor Heaton will address the request for a litter bin at Pole Green Nurseries.
- 4) Councillor Holgate was thanked for his effort in trying to address poor footways in the Parish.
- 5) It was agreed that the change in the route for the Ironman Event this year sees several road closures and diversions which will cause severe disruption. It was agreed that changes this year will be monitored and complaints/observations will be forwarded prior to next years event.
- 6) The Clerk will request an update on painting of the metal railway bridge on Chorley Lane.
- 7) The Clerk will arrange the purchase of additional hi-visibility jackets for the Lengthsman.
- 8) The Lengthsman will be asked to remove any branches overhanging the footways.
- 9) Replacement “No Motorcycle” signs are required on Freemans Lane.
- 10) Councillor Shaw will check the hedges on Park Hall Road to see if they need cutting back.
- 11) The pot-holes at the junction of Meadowlands and Church Lane are getting bigger.
- 12) There is a crack in the carriageway at the junction of Mill Lane/Park Hall Road.
- 13) Cars parking on the grass verges on Mill Lane, whilst their owners car share from the motorway Services, or advertised for sale, mean that contractors cannot cut the verges properly. LCC cannot take any action as the vehicles are taxed and insured. It was suggested that, with the permission of LCC, planters could be placed on the grass verges to prevent vehicles being parked. Councillor Heaton may be able to obtain planters.

**41. A report from Committees and Representatives on Outside Bodies** – Charnock Richard United Charities – Progress is slow but ongoing. Chorley Fairtrade Meeting – attended by Councillor Cornwell. Community Centre Trust Meeting – Councillor Heaton reported submitting an application for funding to refurbish the house as Phase I of the project, a response is expected by September.

**42. Best Kept Village Competition and Best Kept Garden Competition** – Action required for both competitions. Nomination and commendation letters were distributed. The judge of the Best Kept

Garden Competition will be contacted and a presentation date will be worked around his availability. Once determined the Mayor will be invited.

43. **Telephone Box** – Chorley Lane. Plans to refurbish the telephone box to make it suitable to act as a book exchange and also to house a defibrillator remain ongoing. Councillor Shaw will look into appropriate signage and the Clerk will contact the painter and the joiner and enquire about an electricity supply to the box. Councillor Shaw reported on his attendance at a defibrillator demonstration which was extremely informative. If it is necessary to use the defibrillator the user will call 999 and will be given a code to access the equipment and instructions on how to use the equipment, this is to ensure that it cannot be used mischievously. The Parish Council once again expressed their thanks to the Williams family and friends, whose memorial donations have purchased the 3 defibrillators which will ultimately be available in the Parish.
44. **Flooding Town Lane/Preston Road** – This item has been fully discussed earlier in the Meeting.
45. **Orchard Gardens Project** – Southern Parishes Neighbourhood Priorities 2013/14 – Councillor Heaton reported on the Southern Parishes Meeting and progress with the Orchard Garden improvement project. **Resolved: Standing Orders were suspended to allow Borough Councillor Whittaker to take part in these discussions.** Councillor Whittaker confirmed a fact which the Parish Council are already aware of, that it will be necessary for the Parish Council to apply for planning permission for the scheme once it has been agreed and finalised. **The Meeting was reconvened.**
46. **MUGA Mossie Close Play Area** – Southern Parishes Neighbourhood Priority request for 2014/15 – The Parish Council is aware that a public consultation on these proposals is required. Further discussion on the content of, the extent of, and the manner in which the consultation will be undertaken, will take place at the August Meeting.
47. **Parish Council Newsletter** – Passed to Councillors for distribution.
48. **Standing Orders** – **Resolved: That Standing Orders be lifted during the course of these discussions to allow remaining items of business to be discussed, and decisions made on them, beyond 10:00 pm.**
49. **Planning** – The Council observations on the following applications are as detailed:  
**Resolved: Standing Orders were suspended to allow Borough Councillors to take part in planning discussions.**
  - 1) 14/00400/FUL – Erection of a single storey garden room extension (amendments to the approved verandah approved as part of planning application 00/00394/FUL). Cross End House, Back Lane, Charnock Richard – **Resolved: No Objections.**
  - 2) 14/00641/FUL – Development of a new football training facility for academy and professionals including the erection of a new detached building to accommodate the junior academy and indoor pitch, erection of a new building for the professionals (linked to the existing club house by a covered walkway), part change of use of (restaurant within) golf clubhouse to Class D2, car parking, artificial pitch, floodlighting of two pitches, fencing and use of land as football training centre. Charnock Richard Golf Club, Preston Road, Charnock Richard. **Borough Councillor Whittaker has requested a similar presentation by representatives of Wigan Athletic at the Heskin PC Meeting. He outlined his concerns as follows: the number of pitches proposed, the scale and size of the building in the middle of the site, the impact of the floodlighting and the hope that the Borough Council will take on board matters highlighted by the ecological, bat, tree and hedge reports to ensure that none of the protected species, which are protected by law, are affected. Furthermore, the land to the north of the public footpath needs to be protected because of the ecological mitigation which may also impact on any future use by the public. It was stressed that putting new ponds elsewhere on the site will not address the needs of the site. Borough Councillor Leadbetter expressed his concerns regarding the scale of the proposed building and the quantity of pitches proposed. Concerns were also expressed about the surface water drainage system which is currently 2**

outfalls from the site and the increase in surface water will result in a fast run off which could take priority and may cause a back-up of water in an already problematic area with a history of flooding, the junction of Church Lane/Charter Lane. It may be possible to recycle the water and the planned irrigation systems may assist with this. Borough Councillor Whittaker also pointed out that there will be surface water run-off from the increased areas of hard-standing as well as the pitches, even if the surfaces are porous.

**Resolved:** The Parish Council will request the following: a detailed copy of the drainage and irrigation plans for the site and the surrounding land, including details of how surface water drainage issues will be addressed. Councillors are aware that the proposed football pitch surfaces will result in a significant increase in the amount of surface water run-off and an increase in the speed of the water run-off. It is also known that to accommodate this increase in volume and speed, the existing surface water drainage system will require improvement. The Parish Council would therefore like to know how this will be addressed and what improvements will be made to ensure that flooding of adjoining land, roads and Charnock Richard Football Club pitches, does not occur. An assurance that provision for water run-off is adequate is required. Councillors would also like to ask how the proposals for the site, the extent of development proposed, and the number of pitches proposed, compares to similar provision at other Football Academy Training facilities. This application will then be discussed at the August Meeting.

- 3) NOTIFICATION OF AMENDMENT TO – 14/00071/OUTMAJ – Outline application for the redevelopment of the former Camelot Theme Park comprising of the erection of up to 420 dwellings (all matters reserved). Camelot Theme Park, Park Hall Road, Charnock Richard – Borough Councillor Whittaker reported increasing concern about these proposals. Many of the supporting documents are 100's of pages long and the contents can be difficult to interpret and understand. It was reported that LCC estimate the vehicular movements in and out of the site will be approx. 3,600 per day, in all directions. It is felt that the inclusion of a footpath to the motorway service area is a ridiculous idea and the suggestion that residents of this development will shop at the service area is contrary to the Highways Agency policy which states that access to the services is not permitted and the access roads should be controlled. There are no suggestions for improvements to the local infrastructure at the Mill Lane/Whittle Bottoms junction, the Mill Lane/Preston Road junction and the Park Hall Road/Wood Lane junction. The proposal will result in, the loss of 236 trees, all foul drainage will go into a 300mm pipe under Park Hall Road and, surface water will ultimately go into Syd Brook. Councillor Whittaker stressed that these proposals, if permitted, will have a catastrophic effect on both Charnock Richard and Heskin and urged the Parish Council to object in the strongest terms to the proposals. Councillor Taylor feels that LCC's highways response to the proposals is significantly lacking and agrees that Charnock Richard residents will not shop at the motorway services. Councillor Heaton will be surprised if Chorley BC officers recommend approval as officers have always said this is an unsustainable site. The infrastructure and drainage in this area is totally inadequate. The Chairman gave an assurance that all the above will be taken into account following which it was **Resolved:** The Parish Council strongly object to the proposals, and the subsequent amendments. This site is a green-field site designated for leisure and employment use not for development. The lack of local facilities and amenities would mean that the site is an unsustainable site which is encompassed within the Green Belt. The existing road infrastructure is completely inadequate to sustain the considerable number of vehicle movements predicted to and from the site. No reference is made in consultee responses to the significant alterations and improvements which will be required at the Park Hall Road/Wood Lane, Mill Lane/Preston Road and Mill Lane/Whittle Bottoms junctions, to accommodate the projected 3,600 vehicle movements per day and, to ensure that highway safety is maintained for road users and that the safety of pedestrians is not compromised. The idea that residents at this development will use the facilities at the motorway services, and access these on foot or by car, is ridiculous and not without problems. Despite the fact that Welcome Break are prepared to enter into discussions to facilitate such access the Highways Agency, who are responsible for policing the site, state

that their current policy does not permit the use of the unofficial accesses to the services. Furthermore, no reference is made to the necessary upgrading of the drainage systems required to service the site. Inadequate drainage and flooding at this location are long standing problems and, a full and complete Flood Risk Assessment is required to address this issue prior to making any recommendations. The Parish Council also understand that Chorley Borough has sufficient land available for housing for many years to come and can therefore see no justification for allowing development at this site. The detrimental impact of these proposals, both in Charnock Richard and neighbouring Parishes, will be insurmountable. The Meeting was re-convened.

## **50. Accounts**

### Accounts for Payment:

Mrs C A Cross	Salary – (Net)	£479.67
HM Revenue & Customs	Tax due by Clerk	£62.00
Pole Green Nurseries	Plants for Delph Gardens	£192.49
Mr J Taylor	Reimburse cost of hose pipe for Delph Gardens	£34.95

**Resolved: That the aforementioned Accounts are approved payments.**

**51. Lengthsman's Payment** – 125 hours @ £7.50 per hour = £937.50 + Materials £91.57. **Resolved:**  
**Total Paid £1029.07**

Next Meeting: Monday 4 August 2014

Members of the Public and Press are Welcome to Attend

Meeting Closed: 10:10 pm

## **REPORT 1**

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

- a) Notification permission has been GRANTED for creation of new vehicular access onto the highway. Granemore, Preston Road.
- b) Notification application WITHDRAWN for erection of agricultural building for storage and maintenance of farm vehicles and storage of hay. Land between Latham House Barn and 129 Church Lane.
- c) Notification permission has been GRANTED for creation of new vehicular driveway to side and front of property leading to rear of the property. Charnock Brow Farm, Preston Road.
- d) Notification permission has been GRANTED for installation of 1 no. electric vehicle quick charging point in main car park areas. Charnock Richard Motorway Service Areas, Northbound and Southbound, Mill Lane.
- e) Notification permission has been GRANTED for change of use from Offices (B1) and Storage (B8) to Offices (B!) and Workshop (B2), and replacement of roof covering to rear of existing building. Texserve, Preston Road.
- f) Confirmation form LCC, overgrown vegetation on Footpath 25 will be cleared by a contractor.
- g) Copy SELRAP At a Glance 2014 for your information.
- h) Copy Chorley Ramblers programme of walks (displayed in Notice Boards).

#### **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.