

WRIGHTINGTON PARISH COUNCIL

At the Meeting of the Parish Council of the Parish of Wrightington held on Monday 19 December 2011 at Mossy Lea Village Hall at 7:30 pm the following were present:

Councillors: Mr F Hodgkinson (Chairman), Mrs J Burton, Mr I McRae, Mr F Johnson, Mrs D Hanlon and Mr D Page. Also present Borough Councillors Gartside and Mrs Baybutt and County Councillor Ms Evans.

OPEN FORUM

(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 will also be received from the Police, District and County Councillors if attending – Once open forum is closed the Chairman will only suspend standing orders to allow public participation in extreme circumstances.)

Reports from the Public – 2011/1218/FUL - A significant number of residents were present to express their observations and objections to the planning application for 2 wind turbines on land at Raby Fold Farm. Residents object to these proposals on a number of personal and planning reasons. The closest property to the turbines will be a mere 170 metres away whilst the applicant's home will be in excess of 300 metres away. There will be significant visual impact and the quality and amenity of life of residents will be detrimentally affected. The outcome of this application could set a precedent for further development of this type. Serious concerns were raised regarding the minimal extent of the consultation on such a significant application and, the timing of the application over the Christmas period. Data contained in the supporting documentation on-line is generic and not site specific and is therefore misleading. This is Green Belt Land with evidence of a medieval settlement and described by the Borough Council as being of 'county importance'. The only people who would benefit from these would be the applicant there would be no social or economic benefit for this community. Research indicates that wind farms are expensive and ineffective. A site specific environmental impact assessment and a health impact assessment should be undertaken. A young person with photosensitive epilepsy reported the dangers of the strobe/flicker effect of the blades on the turbines which could bring on an attack, this would prevent her being able to go into her garden, stand at a window or walk along the street thus having a severe detrimental effect on her life and, her health. There are also noise and vibration related issues and possible effects on wildlife which need to be taken into account. It was reported that several landowners have been approached by the wind turbine firm with a view to erecting turbines on several sites in the Parish. Residents must raise awareness to this application and encourage as many people as possible to respond with their observations and objections. The Parish Council agreed that the residents could use the village hall for a public meeting to inform, advise and assist with responses to the application for submission to the Planning Officer, taking account of all the above together with the distraction for motorists using Mossy Lea Road and Chorley Lane and the consequent effects on highway safety. Residents were advised to submit their observations and objections by the specified date of 6 January and assume it will be discussed at the January Planning Committee Meeting however, this is more likely to go to Committee in February. Lobby the Borough Councillors, as the elected representatives, to support the views of the residents. Request details of the Planning Committee Meeting and inform the Planning Officer of their intentions to attend and request that a representative of the residents be allowed to speak at the meeting. The Parish Council confirmed their objections to these proposals the specific details of which will include all the issues mentioned tonight.

2011/1269/FUL – It was reported work on this site has already started, the owner claiming he purchased the land with a prescriptive right of way. The access gates have been moved onto the right of way and the proposed stables will also be located on the right of way. The previous land owner had a permission/agreement to access the land but this was not transferrable. The garden at this property has been extended into the field and cars are being parked on a hard-standing created on the agricultural land. There are already a number of enforcement issues relating to this land and development at this site.

Residents Reported - The broken bollard at Mossfields has been collected by LCC. Water is coming off the fields onto the footway and carriageway opposite 321 Mossy Lea Road, this will be dangerous if it freezes. A large pot-hole in the carriageway on Back Lane was filled a couple of months ago but once again requires attention. There is still a hole in the footway at the entrance to Mossfields car park. The broken yellow lines at the junction of Hinds Head Avenue and Mossy Lea Road remain a trip hazard. Windows in the telephone kiosk have still not been repaired. Flags at the bus shelter near the junction of Mossy Lea Road and Chisnall Avenue require attention.

- 88. PLANNING ITEM – 2011/1218/FUL – RESOLVED:** This item be brought forward to allow members of the public to leave the meeting once the Parish Council views were confirmed. **THE PARISH COUNCIL STRONGLY OBJECT TO THIS APPLICATION ON ALL VALID PLANNING OBJECTIONS RAISED THIS EVENING** (Full details in Report 2 – Page 4-5)
- 89. APOLOGIES** – No apologies were received.
- 90. DECLARATIONS OF INTEREST** – Members were asked to consider any personal/prejudicial interest they may have to disclose in relation to matters under discussion at the Meeting. There were no declarations at this point in the meeting.
- 91. MINUTES** – The Minutes of the Meeting of the Parish Council held on Monday 21 November 2011 had been circulated in advance of the Meeting and were accepted as a correct record and signed by the Chairman.
- 92. UPDATE/PROGRESS WITH ISSUES RAISED AT THE PREVIOUS MEETING**
Minute 79(f) – It is felt by some residents on Appley Lane North that the stakes in the grass verge have prevented parking on the verge and double parking. Councillors believe that the potential danger for pedestrians, cyclists and horse-riders associated with the stakes on the verge outweigh the benefit of their presence. Boulders, or any other type of obstruction placed on verges, cause similar problems/concerns.
- 93. CORRESPONDENCE/INFORMATION ITEMS**
Items reported to, and noted by, the Council – no decision required: REPORT 1 – page 4 – ACCEPTED.
- Items requiring discussion, observations or action by the Council:
- a) Notification of diversion of part of public footpath No.9, Wrightington – RESOLVED: THE COUNCIL OBJECT TO PROPOSALS AS THEY WOULD DIRECT FOOTPATH USERS ACROSS THE FIELD, RATHER THAN AROUND THE EDGE, POSSIBLY INTO THE PATH OF LIVESTOCK. FURTHERMORE, THE PROPOSALS DIRECT USERS TO A SINKING AREA IN THE FIELD. A ROUTE ACROSS THE FIELD WOULD ALSO RESULT IN A POORER FOOTPATH SURFACE FOR DISABLED USERS.
 - b) Details of CCTV Network across West Lancashire – NOTED.
 - c) Request for vote for the Standards Committee Appointment – RESOLVED: THE COUNCIL WILL VOTE FOR ROSIE EVANS.
 - d) Notification of Road Traffic Regulation Act 1984, LCC, (B5254 Mossy Lea Road, Wrightington, West Lancs. Borough) (Part-time 20mph Speed Limit) Order 201* - RESOLVED: NO OBJECTIONS TO THE PROPOSALS AND WILL ENQUIRE WHETHER SIMILAR PROVISION WILL BE MADE AT ST JOSEPH'S SCHOOL.
 - e) Invitation to Chairman to attend the Lancashire Civic County Carol Service, Blackburn Cathedral, Sunday 29 January 2012, 6:30pm – APOLOGIES.
 - f) Request for Donation from NW Air Ambulance – RESOLVED: £25, NEXT AGENDA.
 - g) Notification of application for Vehicle Operating Centre, 1 vehicle, 1 trailer, at Higher Broadhurst Farm, Broadhurst Lane, Wrightington – NO OBJECTIONS.
 - h) Request for donation from Open Spaces Society towards their current campaign against threats to green spaces – RESOLVED: PARISH COUNCIL ANNUAL SUBS. ARE SUFFICIENT.
 - i) Info. from LCC on winter issues – details of the LCC name the gritter competition – NOTED.
 - j) Current position re: Better working between LCC and Parish & Town Councils – NOTED.
 - k) Current position following consultation on rationalisation of household waste recycling centres – NOTED.
 - l) Ideas for submission of bids for West Lancs. BC Capital Schemes 2012/13 by 10 Feb. 2012 – RESOLVED: UNLESS ANY OTHER PROJECTS ARE DEEMED SUITABLE THE PARISH COUNCIL WILL SUBMIT A BID TO SAND/SEAL THE FLOOR AT APPLEBY BRIDGE VILLAGE HALL.
 - m) Parish Councillors presentation on the Local Plan Preferred Option, Thurs. 5 January, 7pm, Council Chamber, Ormskirk – IT IS IMPORTANT THAT COUNCILLORS ATTEND THESE TYPES OF PRESENTATIONS WHENEVER POSSIBLE. ALL COUNCILLORS

WHO ARE ABLE TO WILL ATTEND. THE CLERK WILL REQUEST AN ELECTRONIC COPY OF THE PRESENTATIONS FROM THE EVENING FOR CIRCULATION.

- n) To discuss Lease for Mossy Lea Village Hall – COUNCILLOR HODGKINSON WILL PROVIDE THIS AT THE NEXT PARISH COUNCIL MEETING.
- o) Late items received which may require discussion/action/observations – i) Notification of proposed 20mph speed limits on estate roads in Appley Bridge - NO OBJECTIONS. ii) Request for the Parish Council Precept figure by 3 February 2012 – THIS WILL BE DETERMINED AT THE BUDGET MEETING SCHEDULED TO TAKE PLACE PRIOR TO THE JANUARY PARISH COUNCIL MEETING. COUNCILLORS AGREED THAT THE PRECEPT SHOULD BE REALISTIC.

94. HIGHWAYS AND ENVIRONMENTAL MATTERS

- Public Footpath 1A, Appley Bridge is still overgrown and appears to have been diverted.
- Councillor Mrs Burton reported that a meeting with Andrew Davies, LCC, approx. 12 months ago promised action to prevent flooding on Toogood Lane from blocked gullies. No action appears to have been taken and flooding still occurs which could prove fatal in freezing conditions
- White road markings have never been replaced at the Tunley Lane/Toogood Lane junction.
- The carriageway on both sides, in the vicinity of 9-11 Mossy Lea Road, floods in bad weather.
- Closure of Broadhurst Lane whilst culvert repairs were undertaken and cleaned out appears to have been successful however, a blocked gully further along the lane means that water from the fields is flooding the road.
- There is a terrible smell of sewerage on Crow Orchard Road, near the wood opposite the BP garage. There is some type of muck/manure in the field which could be the cause.

95. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – Nothing to report.

96. VILLAGE HALLS

MOSSY LEA – Money generated from Christmas Craft & Gift Fair, Sunday 27 November, £48 – Cheque received for Zumba classes, £40 – Confirmation of success and cheque received from Small Sparks fund for new small tables and a DVD Player, £490.19 – Cheque received for Yoga Classes, £80 – Notification of additional booking, Thursday evenings, Pilates and Zumba Toning, 2 hours, beginning February 2012.

APPLEY BRIDGE – Request that the floor be re-varnished over the Christmas Break – THE COUNCIL HAVE A QUOTATION FOR THIS WORK AND WILL CONSIDER SUBMITTING THIS AS A CAPITAL BID IF NO OTHER MORE PRESSING PROJECTS ARISE.

97. STANDING ORDERS – RESOLVED: In Accordance with Standing Order No 19, Standing Order No 18 was suspended to allow the remaining items of business to be conducted.

98. PLANNING To discuss the following application/s:

- 1) 2011/1216/FUL Retention of window at first floor on side elevation. Flat above, 308 Mossy Lea Road, Wrightington – NO OBJECTIONS. (Case 1033743)
- 2) 2011/1218/FUL Erection of two 15m high, 10kw wind turbines (hub height 15m, blade height 4.8m – overall 20.35m to tip of blade). Raby Fold Farm, Mossy Lea Road, Wrightington – THE PARISH COUNCIL OBJECT TO THESE PROPOSALS – FULL DETAILS OF THEIR RESPONSE ATTACHED – REPORT 2 – page 4 (Case 1037729)
- 3) 2011/1269/FUL Stable block. Tunley Moss Farmhouse, 10 Tunley Moss, Wrightington - THE PARISH COUNCIL OBJECT TO THESE PROPOSALS AS IT WOULD APPEAR THE PROPOSED STABLES WOULD BE BLOCKING THE RIGHT OF WAY ON THIS LAND. ALSO, THE WOODEN MIDDEN AND PROPOSED SOAK AWAY DRAINAGE FROM WASHING MACHINERY AND HORSES WOULD FLOW INTO THE DITCH AND INTO THE NEARBY BROOK POLLUTING THE WATER COURSE WHICH IS ULTIMATELY DRINKING WATER. THERE ARE CURRENTLY A NUMBER OF ENFORCEMENT ISSUES UNDER INVESTIGATION AT THIS ADDRESS AND THIS SHOULD NOT BE ADDED TO BY ALLOWING THESE PROPOSALS. (Case 1033749)
- 4) 2011/1286/CON Approval of details reserved by conditions on planning permission 2010/0622/FUL. Land south of Ashfield Terrace, Appley Bridge - NO OBJECTIONS. (Case 1033745)

5) 2011/1242/FUL Replacement of existing flat roof with a pitched roof over garage. Applegarth, (Case 1033747) Tunley Lane, Wrightington – NO OBJECTIONS.

99. **LANCASHIRE ASSOCIATION OF LOCAL COUNCILS** – Newsletter Dec. 2011 – Annual Report 2010/11 – LCTP Training Programme for 2012 – Contact Info. for the Area rep. to the LCC Three Tier Forum – Details of items discussed at the recent three tier forum – NOTED.

100. **ACCOUNTS** - To receive the following list of accounts for Approval:

Payments:

Standish Print	Stationery	£52.56
Dave Proe	Amenity and Village hall grass cutting	£206.00
Heskin Plumb/Htg	Repair work to central heating boiler ABVH	£495.00
Joseph Noblett	Christmas Trees for ABVH and MLVH	£76.44
E.on	Electricity Charges ABVH	£144.30
Mrs C A Cross	Clerk's Salary – Net	£584.83
HM Rev. & Customs	Tax due by Clerk	£2.40
D/D – E.on.	Electricity Charges MLVH	£128.44

Receipts:

Rural Paymts Agency Final Payment from the LAG Bid £2087.62

RESOLVED: That payment and receipt of the above Accounts be approved.

101. DATE AND VENUE OF NEXT MEETING

RESOLVED: That the next Meeting of the Parish Council will be held on Monday 16 January 2012 at Appley Bridge Village Hall. 7:00pm Budget Meeting followed by the Parish Council Meeting at 7:30 pm.

Minutes 88 to 101 will be accepted as a correct record and signed by the Chairman at the Meeting to be held on Monday 16 December 2012.

Members of the Public and Press are welcome to attend

Meeting Closed: 10:24 pm

Chairman:

Date:

REPORT 1

- a) 1) Permission granted fro erection of replacement changing room facilities. Appley Bridge Football Club, Pavilion and Playing Fields, Appley Lane South, Appley Bridge.
 - 2) Permission REFUSED, retention of first floor balcony to rear. 41 Appley Lane South.
 - 3) Permission granted for change of use from function room to 8 bedroom accommodation for Wigan Athletic Football Academy to include kitchen, dining and TV room. Installation of 2 additional windows, one on the side elevation and one on the rear elevation. Wrightington Hotel & Country Club
- b) Notification the enforcement officer is investigating reports at Tunley Moss Farmhouse, Tunley Lane.
- c) Details of LCC Winter Service Briefing Notes and first winter service notes.

REPORT 2

2011/1218/FUL – Erection of two 15m high, 10kw wind turbines (overall height 20.35m to tip of blade) at Raby Fold Farm, Mossy Lea Road, Wrightington

In excess of 40 people attended the Parish Council Meeting at which this application was discussed indicating the strength of public opinion and opposition to these proposals.

Taking account of views expressed, and the relevant Planning Policies, the Parish Council strongly object to this planning application on the grounds that the proposals would contravene a number of national and local planning policies.

The site is located in the Green Belt and Planning Policy DS2 prevents inappropriate development within the Green Belt unless very special circumstances can be demonstrated. The Parish Council believe that the applicants supporting Design Statement, the statistical contents of which are inaccurate as they are generic rather than site specific, does not demonstrate sufficient benefits to the environment and the

community to outweigh the detriments associated with granting permission for the wind turbines. It is also a recognised fact that many renewable energy projects when located in the Green Belt will be considered inappropriate development. The proposals would have a significant impact on the openness and visual amenity of the Green Belt, the residents, the community and the Parish as a whole. The scale, appearance and visual impact of these column type structures would have a severe detrimental impact on the skyline and the rural nature of the area and, would be completely out of character with the existing street scene resulting in a visually intrusive blot on the landscape, creating a significant visual distraction for motorists on Mossy Lea Road and Church Lane, thereby compromising highway safety and significantly impacting on the view from miles around. Their presence would detrimentally affect the amenity and quality of life of local residents whose homes would be closer to the structures than the applicant's home would be. The installation of wind turbines in the Green Belt constitutes a significant development and should require community consultation and the commissioning of a full and complete Environmental Impact Assessment by an independent body taking account of the views of the local authority and the local community.

The Parish Council do not consider that the environmental benefits associated with energy production from this renewable source outweigh the detriments to the wider environment of Wrightington. There will be no social or economic benefit to the community, no jobs will be created, any reduction in the farms carbon footprint and any "greening" of the local environment would be minimal. National Planning Policy Statement 1 states that "the planning policy system operates in the public interest to ensure the development and use of land results in better places for people to live, the delivery of development where communities need it, as well as the protection and enhancement of the natural and historic environment and the countryside". These proposals would ruin the existing beautiful landscape of Wrightington, described by West Lancashire Borough Council as an Area of Landscape History of County Importance, rather than resulting in a better place to live. To minimise the impact of developments the Borough Council advise that proposals should avoid uncharacteristic or visually intrusive development, should avoid interference with long distance views from high points accessible to the public and should avoid the introduction of tall columnar constructions. The proposals would therefore contravene Borough Council policies. The development is neither wanted nor needed and would benefit no-one else in the community only the applicant. The proposals would detract from the natural and visual amenity of the countryside, would seriously affect wildlife and their habitat, would affect public footpath users accessing the public right of way running close the proposed location of the turbines and would impact on land which is of an historical nature as there is evidence of a medieval settlement in the area.

The Council further believe that a full Health Impact Assessment should be conducted to assess the health and wellbeing implications associated with the noise, vibration and flicker/strobe effects produced by the wind turbines. A site specific Noise Survey should be undertaken as research indicates that the noise produced by wind turbines is constant, monotonous and, as well as being heard when in close proximity to the turbines, also carries some considerable distance and would therefore affect many of the homes and residents on Church Lane and Mossy Lea Road, as well as further afield, the closest home being merely 170 metres away (whilst the applicants home is in excess of 300 metres away). Research also indicates that vibration and the flicker/strobe effect produced can result in an increased incidence of headaches, migraines, nausea, sleep disorders, stress and anxiety. It is also a recognised fact that the flicker/strobe effect can be extremely debilitating for epilepsy sufferers and can actually induce an epileptic episode. Therefore, it is essential that a site specific Health Impact Assessment is undertaken.

The only benefit to be gained by the installation of the wind turbines would be financial and to the applicants, Mr & Mrs Dodd and their home, which is no longer an agricultural working farm as they have diversified in recent years, this is now a domestic dwelling with an associated commercial fishery use.

The Planning Committee should ensure that they are not responsible for setting a precedent by granting planning permission for the wind turbines and thus opening the floodgates for further similar applications in the Parish.