

WRIGHTINGTON PARISH COUNCIL

At the Meeting of the Council of the Parish of Wrightington held on Monday 17 February 2014 at Mossy Lea Village Hall at 7.05pm the following were present:

Councillors: Mrs J Burton (Chairman), Mr F Hodgkinson, Mr F Johnson, Mr J Clinch, Mr P Gartside and Mrs A Kay. Also present Borough Councillors Mrs Baybutt and Mrs 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.)

In view of the large number of residents present the Chairman, following consultation with Councillors, agreed to postpone the start time of the Budget Meeting and allow Open Forum to commence earlier than the stated time of 7:30pm. Discussions therefore commenced at 7:05pm.

Borough Councillor Mrs Baybutt opened discussions expressing the disappointment of the residents present that the applicant for the four affordable homes on Broadhurst Lane has now appealed against the refusal of planning permission by West Lancs. BC. They are concerned that if the appeal is dismissed the applicant wants to put gypsies/travellers on the site. Discussions became quite heated, with the implication that the Parish Council supported this use. It then became evident that documentation had been circulated to residents, quoting a section of the Parish Council Minutes of the December Meeting, which included a reference to gypsies/travellers but, which are merely a record of the information brought to the meeting by the applicant who had suggested that there were other possibilities for the land. The Chairman asked to be provided with a copy of the document. Upon examination by the Chairman and Clerk it was confirmed that the documentation had not been issued by the Parish Council however, Councillors were happy to clarify matters. It then became evident the document was produced and distributed by the Borough Councillors and was signed by Councillor Mrs Evans. Those present requested the Parish Councils opinion on their concerns that the land may be put forward for use by gypsies/travellers. The Chairman quickly went round the table and it was determined that those present would not support such a use. The Chairman pointed out however, that the Parish Council did, several years ago, support a policy for the provision of affordable homes in appropriate locations. Borough Councillor Baybutt stated that if people want affordable homes they should go to Mossfields. It was confirmed that the Parish Council continue to support the general principle of affordable housing in the Parish but, not necessarily at this particular site. In this case, the Parish Council respects the recommendations of the Borough Council Planning Officers that this location is inappropriate and unsustainable. It was stressed by those present that this plot of land is in Green Belt and is a biological heritage site. Regarding the appeal submission, it was reported that the appellant states he has discussed the proposals with some Councillors, who are supportive. The applicant also claims he has been advised by Mr Hodgkinson or by his consultant. Mr Hodgkinson confirmed that he had not advised the applicant, he further confirmed that he has recently employed the services of Steve Abbott and Peter Dickinson with his own personal planning application but, that if the applicant is using the same consultants, he is not aware of this fact. The Parish Council were provided with a copy of the statement submitted by the appellant and confirmed that it is a misrepresentation of the facts. It was confirmed that the appellant did not consult the Parish Council directly on the original application. Informal conversations with 2 members of the Parish Council did take place, both of whom suggested that he should contact the Borough Council Planning Dept. for advice. The Council reiterated that the appellant's comment in the appeal document is a misrepresentation of the facts and does not represent the Parish Councils views. The Parish Council will refute this statement. Residents present doubt the appellants claims that he wants to put something back into the village, the site is in Green Belt, is in a hollow, is unsustainable, would constitute inappropriate development and would not be an asset to the village. Primarily it must be determined if there is a need for these homes and if so, is this location appropriate for the development and, is the site sustainable. Also, the local plan allows for the development of 4 more additional homes in Wrightington, 2 of which have already been built therefore, there are only 2 remaining. The residents present believe the Borough Council refusal is based on fact, the proposals would constitute inappropriate development in the Green Belt and the site would be unsustainable. The Parish Council confirmed they will contact the Planning Inspectorate to refute the statement of their support given by the appellant. The Chairman asked, and it was confirmed by those present, that they were happy with the Parish Council responses following tonight's discussions.

The Clerk - informed those present of recent communication regarding proposals to locate a wind turbine on land off Carr House Lane, Wrightington. No planning application has yet been submitted.

Activity on land at the rear of 321-325 Mossy Lea Road - Councillor Johnson confirmed that he has had discussions with the land owner, who lives abroad, but who is currently on site undertaking work to address land drainage issues. He says he will be draining the land, clearing the culverts and grassing it. Residents are concerned that there seems to be a lot of machinery and work involved purely to drain the land. It was however stated that all the watercourses in this area are blocked and require attention.

PC Beverley Lodge 2481 – and another officer attended the Parish Council Meeting, introduced themselves and left contact details, should residents or Councillors require them.

Residents reported – large pot-holes in the carriageway between Chisnall Avenue and Tunley URC gates.

Councillor Horridge – was asked to join discussions at the appropriate place during the meeting.

115. **APOLOGIES** – Were received and accepted from Councillor Mr I McRae and County Councillor Fillis.
116. **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. Councillor Mrs Burton declared an interest in Planning 2014/0016/FUL & 2014/0035/FUL.
117. **MINUTES** – The Minutes of the Meeting of the Parish Council held on Monday 20 January 2014 had been circulated in advance of the Meeting, were accepted as a correct record and signed by the Chairman.
118. **UPDATE/PROGRESS WITH ISSUES RAISED AT THE PREVIOUS MEETING** – Accepted.
119. **CORRESPONDENCE/INFORMATION ITEMS**
Items reported to, and noted by, the Council – no decision required: REPORT 1 – page 3 – ACCEPTED with the following:
Item d) - appeal against decision to refuse outline permission for erection of 4 affordable dwellings, land to the north of 7 Broadhurst Lane, Wrightington – **in light of the evidence put forward at this meeting the Parish Council will confirm with the Planning Inspectorate that they have no objections in principle to the provision of affordable homes in appropriate locations they do however respect the views of West Lancs. BC that this would constitute inappropriate development in the Green Belt which would not be sustainable. The Parish Council will also refute the appellant’s statement that “this application has been discussed informally with members of the Council, all of whom are supportive”. The appellant did not consult the Parish Council directly on the original application. Informal conversations with 2 members of the Parish Council did take place, both of whom suggested that he should contact the Borough Council Planning Dept. for advice. The Council feel that the appellant’s comment in the appeal document is a misrepresentation of the facts and does not represent the Parish Councils views.**

Items requiring discussion, observations or action by the Council:

- a) Consultation draft, and invitation to comment on, West Lancs. BC Housing Strategy 2014-2019 – **The Council believe that primarily all empty properties in the Borough should be brought back into use to provide additional homes rather than developing brownfield sites first.**
- b) Response to request that hedges on Robin Hood Lane be cut back – **Noted.**
- c) Response to objections to proposed cuts to subsidised bus services which will now no longer go ahead – **Noted.**
- d) Request from Appley Bridge WI to extend planting for Appley Bridge in Bloom to Appley Bridge VH with the addition of planters at the hall to be planted and maintained by ABWI – **Standing Orders suspended to allow members of Appley Bridge in Bloom to take part in discussions – AB in Bloom are trying to extend planting further in to Appley Bridge with the possibility of joining up with volunteer residents and the WI in Appley Bridge. Shevington PC sponsors planting at AB Railway Station and have plans to expand planting at this location. They are also looking at possibilities at the war memorial to possibly mark the WW1 Anniversary later this year. At North West in Bloom, Appley Bridge in Bloom was graded 4 out of 5, which is excellent. They are now looking to improve on this. The possibility of cleaning the war memorial and involving the Scouts in this year’s plans was**

reported. It was also suggested that the two nurseries in the Parish may be willing to help/support the proposals in some way. The WI will be asked to clarify details in their letter of request ie: where the proposed planters will be located and what they would like the Parish Council input to be. Councillor Mrs Burton will speak to the Village Hall Committee and the issue will be re-discussed at the March Meeting. Standing Orders were re-instated and the Meeting was resumed.

- e) Notification the Parish Council request for additional young people's play facilities adjacent to MLVH, from s106 funding, has been unsuccessful because there is insufficient space on the site – **The Clerk will request further info. regarding this matter, for further discussion.**
- f) Notification the new LAG programme will start in 2015 and request for additional members – **Councillor Mrs Burton will think about this.**
- g) Notification from West Lancs. BC enforcement officer of current position with regard to war games in the wood at Hesketh House Farm, Toogood Lane, and planning position with regard to containers on the land observed during investigations – **Noted.**
- h) Copy of West Lancs. BC Press Release re: help to repair war memorials - **Standing Orders suspended to allow Councillor Horridge (Shevington PC) to take part in discussions – It was suggested the flags need cleaning and possibly extending, trees need pruning and a fence and gate require attention. Volunteers would be required to plant this area and funding required, paying associated costs. Reported that Shevington PC has liaised with the School to research the history of the soldiers lost in WW1. This could also work cross-border with Schools in Wrightington & Appley Bridge. Councillor Mrs Burton will meet Councillor Horridge, on site, to discuss this matter in more detail. Standing Orders were re-instated and the Meeting was resumed.**
- i) Request from Dalton PC to support objections to extension of Whitemoss Hazardous Waste Tip – **This info. will be forwarded to Shevington PC. The Clerk submitted the following response – The Council object to the extension of the site as it is not required, there is no justifiable or proven local or regional need. The extension would have a significant adverse impact on the local and rural infrastructure. Serious concerns relate to health risks attached to the proposals. Further objections relate to the social and economic effects on Skelmersdale and neighbouring Parishes in the Borough, and beyond.**
- j) Request for observations of impact on rural roads being under pressure from increased size and weight of farm machinery and HGV's and the effectiveness of weight restrictions. The info. to be included/used by the 3Tier Forum. The Clerk also read aloud info. from NFU magazine - **Tractors are becoming bigger and carrying heavier loads as they are not subject to road tax as large vehicles are. Resolved: The Parish Council do not want speed limits raised or weight restrictions lifted for tractors and trailers. Local, smaller, farmers are being penalised in rural areas by the actions of those using these excessively large vehicles. Rural roads are not being policed nor are speed limits/weight restrictions being enforced. The following roads are affected by large farm vehicles/machinery – Back Lane, Skull House Lane, Appley Lane North/South, Mossy Lea Road, Tunley Lane, Carr House Lane, Church Lane, Toogood Lane, Courage Low Lane, Moss Lane and High Moor Lane.**
- k) Notification that the Responses Report on the South Ribble BC Renewable and Low Carbon SPD is now available to view and comment on at www.southribble.gov.uk – **Noted.**
- l) Late items received which may require discussion/action/observations – i) Notification an appeal has been lodged against West Lancs. BC refusal of permission for a wind turbine at Wrights Covert – **Resolved: The original Parish Council objections submitted remain unchanged and in place.** ii) Notification of proposals to erect a wind turbine on land off Carr House Lane – **Resolved: The details will be forwarded to the WRAT Pack. The Parish Council will submit observations in due course once a planning application has been submitted.**

120. HIGHWAYS AND ENVIRONMENTAL MATTERS

- Councillor Johnson reported a response from LCC Officer, Daniel Herbert, confirming funding has been secured to address flooding problems on Mossy Lea Road and work will commence in this quarter. Slurry sealing of footways on Mossy Lea Road has not been included in the programme of works for 2014/15 if, after investigation it is deemed appropriate, it will be forwarded for consideration in 2015/16. A similar situation applies to the smooth road surface on

Mossy Lea Road. Councillor Johnson reported having read editorial recently regarding £56m which is available to “keep the heart of Lancashire pumping”. Areas referred to in the editorial all appeared to be in Chorley. The Clerk will ask County Councillor Fillis to confirm any proposals for West Lancs. 3Tier Forum will be asked to assist with the request for slurry sealing.

- Part of the hedgerow is blocking public footpath 21, Moss Lane to Mossy Lea Fold.
- The Council will ask when work will commence for additional parking at Mossfields.
- It was reported that Tunley URC have cut back the hedges on the car park side of Chisnall Avenue and have said that hedges on the road side can be cut back.
- The grass on the Pensioners Hall car park, and the overgrown holly bush, need cutting back.
- The right of way at the rear of the BP Garage, which was cleared/tidied and re-opened as part of the gateway project is a disgrace. Councillor Mrs Burton will pursue this matter.
- The hedge from 323 Mossy Lea Road is overgrowing the footway to the playing field adjacent.
- The very deep pot-hole in the carriageway at the entrance to Tunley URC is now very dangerous.

121. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – Councillor Mrs Burton reported on discussions about the advantages of LALC membership, the drop in member Councils and justification of the increase in Annual Subscriptions – **Noted.**

122. PRECEPT 2014/15 – Resolved: The Precept Requirement before the Council Tax Support Grant is £12,000.00, less a Council Tax Support Grant of £714.00, equals a Precept Request for 2014/15 of £11,286.00.

123. VILLAGE HALLS

MOSSY LEA – Notification the village hall will be required as a Polling Station, Thursday 22 May 2014 for European Parliamentary/Borough Council Elections - **Confirmed.** Confirmation Gas bills will be paid via the Parish Council bank account with effect from the next Gas Bill – **Noted.** Confirmation bid submitted to VIP Community Grants Winter Programme for £500 towards purchase of a new Notice Board, total cost £1294.80 – **Noted.** It was confirmed a Capital Bid for 2014/15 has been submitted to West Lancs. BC for £1800 towards purchase, and fitting, of new kitchen units, total cost £2809.12 – **Noted.** It was suggested ‘clean up after your dog’ signs could be attached to the car park perimeter fence – **Noted.**

APPLEY BRIDGE – Confirmed the joiner will be checking how to address movement of items from smaller rooms in to the main hall now the new floor has been laid. He will also attend to draught exclusion on the fire doors and assess whether an additional door is required between the toilets and the main hall – **Noted.** Councillor Mrs Burton confirmed reports received at the recent Village Hall Committee Meeting that all users are enjoying the venue and bookings are increasing again. It was suggested a timetable of use and details of classes could be displayed in the Notice Boards to enable people to take advantage of classes etc. The next Village Hall Committee Meeting will take place on Monday 2 June 2014 – **Noted.**

124. PLANNING To discuss the following applications:

- 1) 2014/0016/FUL Retention of a storage container for agricultural purposes. Hesketh House Farm, (Case 1483811) Toogood Lane, Wrightington – **If the container is located on the public footpath/right of way, the Council object strongly to its retention.**
- 2) 2014/0035/FUL Retention of two storage containers on agricultural land. Hesketh House Farm, (Case 1483813) Toogood Lane, Wrightington – **The Council strongly object to the retention of these as the containers are used to store fireworks, which is an inappropriate use at this rural location and on agricultural land. Also the applicant does not have a licence to store the fireworks.**
- 3) 2013/1363/FUL Retention of area edged with paving stones, prepared re-surface and re-tarmac of (Case 1483815) the surface area. Tunley United Reformed Church, Mossy Lea Road, Wrightington – **No Objections.**
- 4) 2014/0061/FUL Single storey extension to side, replacement rear porch and internal alterations. (Case 1483817) Fenestration alterations to rear elevation and replacement timber windows. South Tunley Farm, Tunley Lane, Wrightington – **No Objections.**
- 5) 2014/0078/LBC Listed Building Consent - Single storey extension to side, replacement rear porch and (Case 1483819) internal alterations. Fenestration alterations to rear elevation and replacement timber windows. South Tunley Farm, Tunley Lane, Wrightington – **No Objections.**
- 6) 2014/0092/FUL Variation of Condition No.5 imposed on planning permission 2014/0092/FUL to

- (Case 1483821) allow the centre lighting column to be illuminated between the hours of 5.30am and 10.30pm. IKO Plc, Appley Lane North, Appley Bridge – **No Objections.**
- 7) 2014/0080/CON Approval of details reserved by condition no.s 3,4,5,6,9,10,13,14,15,&17 of planning permission 2010/1149/COU relating to details and samples of external stonework and roofing materials details of rooflights, window and door frames and rainwater goods, details of the colour of the stain/paint to treat the external timber, details of a barn owl roosting/nesting box, details of a permanent accessible nesting space for barn owls within one or more of the developed buildings, landscaping. South Tunley Farm, Tunley Lane, Wrightington – **The Parish Council will leave this decision to the professional officers in the planning department.**

125. LANCASHIRE ASSOCIATION OF LOCAL COUNCILS – Nothing specific to report.

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

Payments:

Joseph Noblett	Christmas Tree ABVH	£60.00
Heskin Plmbg/Htg	Gas Safety Checks and Thermostats ABVH & MLVH	£400.00
LALC	Annual Subscriptions	£486.66
United Utilities	Water Charges ABVH	£59.35
Mrs C A Cross	Clerk's Salary – Net	£587.23
HM Rev. & Customs	Tax due by Clerk	Nil
D/D E.on	Electricity supplied at ABVH	£119.62
D/D United Utils.	Water Charges MLVH	£31.23

Resolved: That payment of the above accounts be approved however, the cheque to LALC will be with-held pending further discussions at the March Meeting on the benefit of membership.

127. DATE AND VENUE OF NEXT MEETING

RESOLVED: That the next Meeting of the Parish Council will be held on Monday 17 March 2014 at Appley Bridge Village Hall at 7:30 pm.

Minutes 115 to 127 will be accepted as a correct record and signed by the Chairman at the Meeting to be held on Monday 17 March 2014.

Members of the Public and Press are welcome to attend

Meeting Closed: 9:40 pm

Chairman: _____ Date: _____

REPORT 1

- Notification permission GRANTED for part single storey garage, kitchen, storage, staff facilities and relocation of waste storage bin. Corner House, Wrightington Bar, Wood Lane, Wrightington.
- Notification permission GRANTED for construction of 11m deep test tank and single storey extension to side of existing building to provide foyer, office, changing facilities and WC for male and female, store, training pool and plant room. Northern Diver, East Quarry, Appley Lane North, Appley Bridge.
- Notification APPROVAL WITH CONDITIONS to removal of Condition 5 imposed on 2013/0158/FUL, land to rear of 9-17 Broadhurst Lane, Wrightington.
- Notification appeal made against West Lancs. BC decision to refuse outline permission for erection of 4 affordable dwellings (all matters reserved). Land to the north of 7 Broadhurst Lane, Wrightington.
- Notification from the WRAT Pack that an appeal has been made against West Lancs. BC decision to refuse permission for a 90m wind turbine, Hesketh House Farm, Toogood Lane, Wrightington.
- Confirmation footpath inspected 2/1/14 and cleared, FP21, Wrightington.
- Copy Tenant & Resident Participation – Make a difference to your neighbourhood leaflets.
- Notification from the Planning Inspectorate of application for Whitemoss Landfill Western Extension and events to help people understand the planning process, registration and how to make a representation – Monday 17 February, Concourse Shopping Centre, 12-5pm, Skelmersdale Library 5-7pm. Tuesday 18 February, Skelmersdale Library 10am-12pm. (Notices in Notice Boards from Friday)