

WRIGHTINGTON PARISH COUNCIL

At the Meeting of the Council of the Parish of Wrightington held on Monday 14 April 2014 at Mossy Lea Village Hall at 7.30 pm the following were present:

Councillors: Mrs J Burton (Chairman), Mr F Hodgkinson, Mr P Gartside, Mrs A Kay and Mr F Johnson.

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.)

Public Present: To discuss the planning application 2014/0091/FUL for the erection of a single 100kw wind turbine to generate electricity on land to the north-east of Copyhold Farm, Carr House Lane, Wrightington, and request the support of the Parish Council with their objections. The Chairman reassured those present that having objected to the 3 previous applications for wind turbines in the Parish, the Parish Council will be objecting to this one. Wind turbines are costly and heavily subsidised with companies being paid to turn them off when the national grid cannot cope with the power generated. It was reported that Copyhold Farm is a listed building adjacent to the location of the proposed turbine and the site is 57 metres from a public footpath. The access lane they are proposing to use is totally unsuitable. The proposals would have a significant detrimental impact on the wildlife and their habitat, the heritage of the site, the site of special scientific interest and the whole area, which has been described by LCC as of County Importance.

Residents of Mossfields: Were present to enquire when the additional parking will be created now that planning permission has been granted. It was also stressed that a disabled resident would like a slightly wider parking space, or one with the yellow hatched area on the driver's side of the car, when they are allocated to the tenants so that she is able to open her driver's side door fully. The issue of the reserved sign on one of the existing car park spaces was raised. The Council will ask for answers to the questions raised.

Public Present: Reported that the bolts in the concrete at the bus stop near the Pensioners Hall are still a trip hazard. The litter bin still needs replacing despite the Parish Council having reported this matter several times. The utility cover and manhole cover in the footway near the bus stop at Rivaj need attention.

Planning Application 2014/0298/COU: The Chairman declared an interest in this application and will not take part in discussions during the meeting. It was confirmed, the outcome of the appeal against the refusal of the wind turbine application at this site is awaited. Concern was expressed, if a change of use is granted for the land, it may well follow in time that further applications for wind turbines may be submitted.

141. APOLOGIES - Were received and accepted from Councillor J Clinch (holidays)

142. 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 the Planning Application 2014/0298/COU, related to applicant.

143. MINUTES – The Minutes of the Meeting of the Parish Council held on Monday 17 March 2014 had been circulated in advance of the Meeting, were accepted as a correct record and signed by the Chairman.

144. UPDATE/PROGRESS WITH ISSUES RAISED AT PREVIOUS MEETING – ACCEPTED

145. CORRESPONDENCE/INFORMATION ITEMS

Items reported to, and noted by, the Council – no decision required: REPORT 1 – page 4 – ACCEPTED

Item a) – It is felt that West Lancs. BC has granted permission for something which is an obstruction on a public footpath. Councillor Hodgkinson will provide case law to support this.

Item h) – Request a start time now permission has been granted for additional parking at Mossfields.

Item j) – Councillor Johnson confirmed having read the commissioning plan and the fact there is very little included for Wrightington. Drainage works in the vicinity of Raby Fold Farm, Mossy Lea Road, should have commenced in the fourth quarter last year. There have been a number of burst water pipes in this vicinity in the past few months. Councillor Johnson will continue to pursue this matter with LCC officers.

Items requiring discussion, observations or action by the Council:

- a) Notification that the external Audit of accounts for the year ending 31 March 2014 will take place on 21 July 2014 – **Noted.**
- b) Further info. in relation to the request from Appley Bridge WI to extend planting for Appley Bridge in Bloom to Appley Bridge VH – **The Clerk reported that the WI are not prepared to maintain long planters at the edge of the grassed area to serve the 2-fold purpose of providing planters and protecting the grass from parked vehicles, for health and safety reasons they think they will be too low and provide a trip hazard. The Parish Council considered the WI response and RESOLVED: As the issue of health and safety with regard to planters has been raised the Parish Council cannot allow any planters at all on the grass and will be investigating the possibility of erecting a fence to protect the grass.**
- c) Confirmation that West Lancs. Building Control Officer has visited the Northern Diver site and their legislation does not cover the safety of the site or fencing – **Noted.**
- d) Membership Renewal for the Peak & Northern Footpaths Society - £22.50 for the year – **The Parish Council will not be renewing their membership.**
- e) Copy Press Release from West Lancs. BC stating that Council tenants can once again bid for funding to improve their environment and surroundings – **Noted.**
- f) Enquiry whether you wish to opt in to Public Rights of Way Local Delivery Scheme for 2014/15 – **The Parish Council will not be opting in to the public rights of way delivery scheme.**
- g) Late items received which may require discussion/action/observations – i) The Clerk read aloud the contents of an email from Borough Councillor Mrs Baybutt stating that at no time at the February Parish Council Meeting did she say she was against affordable homes in Wrightington and that she would welcome and support them at a suitable site and, that she did not say that if people want affordable homes they should go to Mossfields – **The Council noted the contents.**

146. HIGHWAYS AND ENVIRONMENTAL MATTERS

- The carriageway surface on Tunley Lane, near South Tunley Farm, is deteriorating significantly.
- West Lancs. BC is meeting with LCC to discuss remedial work required on the old road at the rear of the BP garage which formed part of the Lancashire Gateway Project.
- The contractor will be asked to commence amenity cuts as soon as possible.
- Fallen branches on the public footpath from Broadhurst Lane are causing an obstruction whilst in some parts footpath users find themselves knee deep in mud.
- During the weekend 4-5 April, tractors working in fields off Mossy Lea Road deposited a great deal of mud on the road. Councillor Johnson contacted West Lancs. BC who said they would forward his complaint to LCC. It is understood however that LCC are only involved in an emergency and that West Lancs. BC should have done the sweep. Councillor Johnson reported that he understood West Lancs. BC should road sweep at 5-6 week intervals. It has been 13 weeks since the last footway sweep and 23 weeks since the last road sweep. It would appear that the road sweeping schedules are not adhered to. It was confirmed that if anyone believes the mud on the road is dangerous it should be reported to the Police who will inspect and contact LCC if they feel it is necessary.
- Discussions took place on the possibility of improving play provision at Appley Lane South. It was confirmed that the Football Club using the site is very popular and that there are several teams use the facility. It was reported that improvements are more difficult at this site because the Borough Council do not own it, the site is leased from a private landlord. It was suggested however, that the proposed further development at Heron's Wharf could prove to be the ideal opportunity for liaison with Shevington PC to ensure that the play facility at this location is replaced, with improved and enhanced play provision. Councillor Mrs Burton reported on her meetings with West Lancs. BC officers and play equipment suppliers with a view to improving play provision on the play area adjacent to Mossy Lea Village Hall to make it more inclusive. It has been suggested that a zip wire and a large swing for use by older children would be appropriate. It was agreed that Councillor Mrs Burton continue to pursue this.

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

148. ACCEPTANCE OF ANNUAL AUDIT PLAN FOR FORTHCOMING YEAR AND REVIEW DOCUMENTATION IN PARISH COUNCILLORS INFORMATION PACK - Resolved: The Parish Council act in accordance with the terms of the Local Government Act 1972 and the

Localism Act 2011 and accept the Annual Audit Plan for the forthcoming year. Documents in the Parish Councillors information pack were reviewed. All documentation will be re-adopted at the Annual Meeting of the Parish Council to be held in May 2014.

149. LEASE MOSSY LEA VILLAGE HALL – Resolved: The new lease was signed by the 3 Mossy Lea Ward Councillors currently serving on the Parish Council and witnessed by the Clerk.

150. VILLAGE HALLS

MOSSY LEA – At the Village Hall Committee Meeting, prior to the Parish Council Meeting tonight, Monday 14 April, Officers were appointed and projects discussed. Bulb and seed planting has recently taken place on the grass verge in front of the hall.

APPLEY BRIDGE – Leaves will be removed from the grass at the front of the hall the contractor has also been asked to remove the ivy which is growing around the trees and on the village hall.

Enquiries will be made re: smart meters in both halls and look at more competitive rates for gas and electric

151. PLANNING To discuss the following applications:

- 1) 2014/0091/FUL Erection of a single 100kw wind turbine with a hub height of 23 metres and a maximum height to the blade tip of 35 metres to generate electricity. Land to the north-east of Copyhold Farm, Carr House Lane, Wrightington – **The Council strongly objects to these proposals. Full response attached at Report 2, page 4-5.**
- 2) 2014/0219/FUL Erection of new single storey IVF clinic and part demolition of existing building 22 Wrightington Hospital, Hall Lane, Wrightington – **No Objections.**
- 3) LCC/2014/0044 County Matter – Retrospective application for the retention of the site office. LCC storage depot, Moss Lane, Wrightington – **No Objections.**
- 4) 2014/0298/COU Change of use of land for military adventure use and retention of associated structures. Hesketh House Farm, Toogood Lane, Wrightington – **The Council strongly object to the proposals as they would constitute inappropriate development and use in the Green Belt. There would be a loss of amenity for residents in the area and the proposals would have a detrimental impact on the wildlife in the woodland as well as a loss of habitat. There are bluebells in the wood which are protected under Schedule 8 of The Wildlife & Countryside Act 1981 (Order 1998). Further objections relate to the noise and nuisance associated with this activity and the significant adverse impact on users of the public right of way through the wood.**
- 5) 2014/0317/FUL Demotion of existing lean-to building and construction of new two storey rear extension with workshop to ground floor and offices to first floor. Northern Diver Building, East Quarry, Appley Lane North, Appley Bridge – **No Objections.**

152. LANCASHIRE ASSOCIATION OF LOCAL COUNCILS – Notification of, copy Agenda for the Area Committee Meeting on Thursday 17 April, 7:30 pm, Council Offices, Ormskirk – **Apologies**

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

Payments:

Mrs J Rogers	Honorarium – Booking Secretary ABVH	£200.00
Mrs E Armstrong	Honorarium – Treasurer ABVH	£200.00
Mrs C Hodgkinson	Honorarium – Booking Secretary/Treasurer MLVH	£400.00
British Gas	Gas supplied at ABHV	£1553.50
Eon	Electricity supplied at ABVH	£134.31
Mrs C A Cross	Reimburse Cleaning materials/seeds/bulbs/fluorescents MLVH	£44.45
Mrs C A Cross	Clerk's Salary – Net	£618.92
HM Rev. & Customs	Tax due by Clerk	£4.00

Receipts:

West Lancs. BC	1 st Part Parish Precept	£8214.00
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Resolved: That payment and receipt of the above accounts be approved.

154. DATE AND VENUE OF NEXT MEETING

RESOLVED: That the next Meeting of the Parish Council will be held on Monday 19 May 2014 at Appley Bridge Village Hall, 7 pm Annual Parish Meeting and 7:30 pm Annual Meeting of the Council

Minutes 141 to 154 will be accepted as a correct record and signed by the Chairman at the Meeting to be held on Monday 14 April 2014.

Members of the Public and Press are welcome to attend

Meeting Closed: 9:50 pm

Chairman:

Date:

REPORT 1

- a) Notification permission GRANTED for retention of a storage container for agricultural purposes. Hesketh House Farm, Toogood Lane, Wrightington.
- b) Notification permission REFUSED for retention of two storage containers on agricultural land. Hesketh House Farm, Toogood Lane, Wrightington.
- c) Notification permission GRANTED for variation of condition 5 imposed on planning permission 2013/0749/FUL to allow the centre lighting column to be illuminated between the hours of 5:30am and 10:30pm. IKO plc, Appley Lane North, Appley Bridge.
- d) Notification permission GRANTED for retention of area edged with paving stones, prepared re-surface and re-tarmacing of the surface area. Tunley URC, Mossy Lea Road, Wrightington.
- e) Notification application WITHDRAWN for demolition of existing porch, chimney and utility room. Erection of first floor front extension and single storey rear extension. 4A High Moor Lane, Wrightington
- f) Notification permission REFUSED for removal of dormer to rear. Raising of roof height to incorporate dormers to front and rear, creating additional living accommodation at first floor level. Extension of roof over garage. 4 Tunley Lane, Wrightington.
- g) Notification permission GRANTED for erection of a single storey detached garage. Tunley Lane Farm, Tunley Lane, Wrightington.
- h) Confirmation parking planning proposals for Mossfields will go to Planning Committee on 10 April.
- i) Notification of planning consultation on (Draft) Open Space SPD (2014).
- j) Notification of West Lancs. 14-15 Commissioning Plan.
- k) Notification CPRE annual subscriptions will be increasing to £36.00 per year.
- l) Info. re: road closures during the Tour de France, 5-6 July 2014.
- m) Copy Chorley Council Renewable & Low Carbon Energy Supplementary Planning Doc. Consultation.
- n) Copy Open Space (Spring 2014) o) Copy CPRE Fieldwork and Countryside Voice

REPORT 2

2014/0091/FUL – Erection of a 35m wind turbine on land to the north-east of Copyhold Farm, Carr House Lane, Wrightington.

Taking account of views expressed, and the relevant Planning Policies, the Parish Council strongly object to this planning application on the following grounds:

The proposals would constitute inappropriate development in the Green Belt and would have a significant detrimental impact on the openness of the Green Belt and on the visual amenity of nearby residents and visitors to the Parish. The Parish Council believe that the applicants have not demonstrated sufficient benefits to the environment and the community to outweigh the detriments associated with granting permission for the wind turbine.

The introduction of a columnar structure would industrialise the area and would conflict with National Planning Policy which provides for the retention and enhancement of the landscape and which strives to retain the openness of the countryside and the Green Belt. The scale, appearance and visual impact of this structure would have a severe detrimental impact on the skyline and the rural nature of the area and, would be completely out of character resulting in a visually intrusive blot on the landscape.

The proposed turbine would have an adverse impact on the Grade II listed buildings in close proximity and would impact upon the visual and residential amenity of the residents of these properties as well as the wider community, and neighbouring Parishes, as a whole.

Similarly, the proposal would be detrimental to what has been identified as a significant heritage site, an area described in the West Lancashire Replacement Local Plan SPG (updated in 2007) as an area of Landscape History and a landscape which has been recognised by Lancashire County Council as being of County Importance.

A Health Impact Assessment should be conducted to determine the health implications faced by the homeowners whose homes are in very close proximity to the turbine. The quality of life of these residents will be detrimentally affected by the noise, nuisance and flicker/strobe effects associated with the turbine. In addition to this, the proposed structure will be located extremely close to a very well used public right of way, the users of which will also be affected by the flicker effect. Research 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.

Serious consideration must also be given to the loss of habitat for local wildlife, many of which are protected species e.g. bats and newts, as well as deer, badgers, and birds of prey. The proposals are also quite close to a site of special scientific interest.

The fact that there was a sand quarry in this vicinity and significant mine workings in the past should also be considered as they could impact upon the stability of the land. The Parish Council also question the adequacy of the access routes to the site. Carr House Lane is clearly identified as being unsuitable for use by HGV's and the access track from Carr House Lane to the field where the turbine is to be located is a single track private road, also being the route of a public right of way, which is completely inadequate for the purpose. As a result the safety of the residents of Copyhold Farm and public footpath users will be seriously compromised.

There will be no social or economic benefit to the community, no jobs will be created, and any energy generated will be fed into the national grid.

The proposal is contrary to numerous Local and National Planning Policies, particularly in relation to the protection of Green Belt Land and would be completely out of character with the rural landscape of Wrightington and neighbouring Parishes.