

# CHARNOCK RICHARD PARISH COUNCIL

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Minutes of the Meeting of the Parish Council held on Monday 3 April 2017 at 7.30 pm in the Parish Rooms, Charter Lane, Charnock Richard.

Present: Councillors: Mel Almond, Harold Heaton, Les Cheetham, George Brennand, Ann Bishop, John Taylor, Allan Shaw, Christina Pilling, James Hill, Ellen Walmsley and Alan Cornwell. Also present Borough Councillor Alan Whittaker.

## **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)

Borough Councillor Whittaker – Reported - The Taylor Wimpey planning application has been refused by Chorley Council however, they may appeal this decision. Flooding and drainage issues remain ongoing in connection with the Mawdesley development off Chorley Lane. The planning application for discussion later on the agenda will increase the number of houses on the site from 8 to 9. The application for a screening opinion on the agenda relates to proposals on the former Camelot site for approx. 195 dwellings, a 10,000 square foot office block and 20,000 square feet of starter units.

Councillor Whittaker believes these proposals will generate more vehicular movements than the original planning application which was for more houses. All vehicles will use the existing access/entrance to the site off Park Hall Road which means that, all commercial vehicles accessing the industrial units at the top of the site will have to use the narrow road adjacent to the lake. Story Homes say that a full traffic assessment and travel plan will accompany the planning application and they feel that the impact can be mitigated by negotiation with the highway authority. It has been stated that the site will be busy the whole year round rather than just seasonally as it was with Camelot and, the use will be more reflective of existing uses in surrounding areas however, they do not mention Charnock Richard.

Councillor Whittaker commended the Parish Council on Welch Whittle Gardens which looks fabulous. Parish Councillors – Councillor Taylor confirmed that Story Homes are housebuilders and therefore the commercial units are likely to be marketed and, that traffic movements associated with large scale Story Homes Offices, the industrial units and the houses will be immense.

Members of the Public Present – reported that the carriageway patching on Park Hall Road was very poorly done and depressions are appearing again which will become pot-holes in due course. A resident reported that LCC confirmed they would send an inspector out to look at the problems caused by the poor workmanship. The Council was asked whether the barometer indicating the level of fundraising for the Community Centre has gone up since it was erected. Any changes to the levels on the barometer will be made by the Community Centre Trust. The public reported that the village looks particularly attractive this year with a great show of daffodils throughout. Discussions took place on the changes to the green waste collections which will come into effect shortly. Members of the public present believe that this could have been dealt with in a better way and, that it will take Chorley Council a considerable time to recoup the cost of implementing the new garden waste collections. The main concern however, is the potential cost of removing the fly-tipping incidents which will inevitably increase as a result of these changes and, which will mainly affect the more secluded rural areas. It was confirmed that if you opt out of the green waste collections, garden refuse can still be taken to the refuse collection centres at no cost, provided the vehicle you take them in is allowed onto the site.

Borough Councillor Leadbetter – In his absence the Clerk read aloud the following report: BT Broadband – the box on Chorley Lane, across from Charter Lane, has been flooded for several months and is affecting the broadband availability to a large number of residents, especially those with fibre broadband. It is believed the main workings in the box have corroded and need replacing and BT are not prepared to do this until the flooding can be prevented. LCC have been contacted with a request that the drain be cleared. Councillor Leadbetter has heard that a planning application is in the process of being submitted to relocate the box. Croston Lane – there continue to be issues with people using the lane inappropriately, such as motorcyclists and large vehicles late at night. Could the Parish Council ask the

Police for help, as there is CCTV footage of some of the events and, contact LCC regarding the licensed use of the business at the end of the lane. Planning 17/00285/SCE - Camelot Screening Opinion. This appears to be trying to avoid the need for an Environmental Impact Assessment. The development, which should not be approved in Councillor Leadbetter's opinion, will have a significant impact on the environment. Screening is the process of deciding which projects require an Environmental Impact Assessment (EIA). An applicant for planning permission may ask the planning authority for a "screening opinion" before submitting the application. If it receives such a request, the authority has to issue an opinion within 3 weeks of the date of receipt. A copy of the screening opinion/screening direction has to be made available for public inspection for two years at the place where the planning register is kept. The aim of the screening process is to identify those projects that are likely to have significant effects on the environment. In the UK determining "significance" follows a two-stage approach, firstly by applying 'exclusive' thresholds and criteria specified in the EIA Regulations and, secondly, on a case by case basis having regard to the selection. The broad intention of requesting a screening opinion is that developers can obtain a clear view from the Local Planning Authority on the need for EIA well before they reach the stage of lodging a formal planning application, which should minimise the possibility of delay or uncertainty. Planning 17/00713/FUL 42 Chorley Lane – Councillor Leadbetter asks that the Parish Council carefully consider this as it is not the first change to the original approved application on this site. Hopefully the request for this to go to committee for decision will be granted and Borough Councillors will have the opportunity to comment, on behalf of the much affected neighbours, at the development control committee meeting when this is to be decided. MCI Developments 18 Affordable Houses Chorley Lane – Councillor Leadbetter thanked the Parish Council for not agreeing to meet with the developer as any such meeting should be a public meeting. Councillor Leadbetter refers to the Taylor Wimpey application on Charter Lane, where they were proposing to include 20, or so, affordable homes. One of the reasons for refusal was that there was no local need for this many affordable homes.

145. **Apologies** - Were received and accepted from Councillor Janet Ogden (holidays) and Borough Councillor Leadbetter (holidays).
146. **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.**
147. **To Accept the Minutes of the Meeting of the Parish Council held on 6 March 2017** - The Minutes of the Meeting of the Parish Council held on Monday 6 March 2017 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.**
148. **Update on Matters Arising from previous Meetings for note by the Council:** Report 1 (page 6) – Agreed.
149. **Correspondence and Information items requiring discussion or action:**
  - a) Notification Audit of Accounts for year ending 31/3/17 will take place on 3 July 2017 – **Noted.**
  - b) Electronic copy of info. available at the recent Camelot consultation events – **Noted.**
  - c) Confirmation from Chorley Council that highway verges are likely to be cut – first 2 weeks in May, first 2 weeks in July and first 2 weeks in September with the possibility of a 4<sup>th</sup> cut before the end of the year – **Noted. Borough Councillor Leadbetter was thanked for his persistence in securing approximate dates for highway verge cuts in Charnock Richard.**
  - d) Response from Mr Storey re: concessionary footpath. The route will form part of his planning application but, if the application is refused, will not be put in place. Confirmation litter bins can continue to be emptied but only on the route of the definitive right of way – **Some Councillors present took this response as a threat however, Councillor Heaton confirmed to the Council that this was not the case. Councillor Taylor reported that planning permission is not required to create a concessionary route and, that costs would be incurred by the Parish Council, not Mr Storey. It was felt that Councillor Heaton should not speak on this matter**

as he is involved with the landowner and the site. Councillor Heaton did not accept this at this stage but did confirm that he would declare an interest if a planning application was submitted. It was reported that the fallen tree across the existing right of way through the site has still not been removed. Councillor Heaton confirmed that the groundsmen on the site begins work next week and that the tree will be removed. In view of Mr Storey's response to the request for a concessionary route Councillor Bishop withdrew her offer to continue emptying the litter bins along the route through the site. Mr Storey will be informed of this fact.

- e) Confirmation Mr Catterall is not responsible for the site bordering Charter Lane, nor for filling in the ditch on land owned by Conlons thereby causing flooding to gardens on Leeson Avenue – **During enquiries with the residents of Leeson Avenue it was reported that Mr Catterall had filled in the ditches on the land at the rear of their houses thereby causing their gardens, and now their foundations, to flood. Mr Catterall disputes this fact and says that one of the residents filled in the ditch. It was reported that the ditches were filled in approx. 10-15 years ago, however, some Councillors remember this matter being looked into approx. 25-30 years ago. The land in question is owned by Conlon's and there have been constant complaints about the ditches and ponds being filled in on this site, one pond has been completely filled in and one pond partially filled in. The water has therefore been displaced and flooding to homes on Leeson Avenue is becoming worse as the water is now going beyond the gardens of these homes and is creeping into the foundations under the houses. The Council will ask the Environment Officer from Chorley Council to inspect the land and take the appropriate action. Borough Councillor Whittaker will be asked to assist**
- f) Email from MCI Developments Ltd expressing disappointment that the Parish Council do not want to meet to discuss their failed application for 18 affordable homes on Green Belt Land on Chorley Lane, and the possibility of them undertaking a new housing needs survey in the Parish – **The Council will ask Chorley Community Housing how many people from Charnock Richard are on the housing list or looking for social housing, to establish if there is a need.**
- g) Notification the Parish Council does not qualify for a grant from landfill tax funding – **Noted.**
- h) Draft School Place Provision Strategy 2017/18 to 2019/20 for discussion/comment – **The Chairman has met with the Head Teacher at Charnock Richard Primary School who is happy with progress made in relation to intake at the school. He confirmed that she was optimistic that the planning application for an additional classroom will be granted. The Chairman expressed his concern that, if the Taylor Wimpey and the Story Homes developments are successful in gaining planning permission to develop land in Charnock Richard, the school provision in the Parish may be inadequate. The Head Teacher felt that schools in Eccleston and Buckshaw could absorb this influx. It was reported that from September 2018, Charnock Richard Primary School will be taking in an additional 25-30 children. The Head Teacher is happy with the progress the school is making at the moment and stressed that priority will be given to children from Charnock Richard – Noted.**
- i) Info. from LALC – Spring Conference 2017, Saturday 13<sup>th</sup> May, Leyland – **The Clerk normally attends the Spring Conference however, feels that it would be of no benefit this year.**
- j) Details of late items of correspondence received – i) Report of increased vehicular activity on Croston Lane – **The Council will ask what activity is licensed at the site.** ii) Drainage work on Chorley Lane – **It was confirmed that a lot of work has been undertaken at the Hinds Head end of Chorley Lane where it was discovered when jetting the drains that, water is leaking out of broken drains onto Mr Purtill's fields adjacent to Chorley Lane and, at several other locations on Chorley Lane leading up to the bends on this road – Noted.**

**150. Reports, Complaints, Concerns from Councillors - not addressed at the start of the Meeting**

- 1) The plastic fencing left by LCC following jetting on Chorley Lane, still needs removing.
- 2) The Lengthsman will be asked to remove the flower basket on the Charnock Richard sign at the bottom of Sibberings Brow and repaint the posts as necessary.
- 3) The Lengthsman will be asked to complete spading back the narrow footways on Park Hall Road.
- 4) In light of the amended planning application on the agenda, to increase the number of permitted dwellings on the site at the rear of 42 Chorley Lane by 1, the Parish Council believe this should be a

social housing unit. The original application claimed it would be unsustainable to put more than one unit of social housing on this site however, as the number of units is proposing to be increased, even 2 social housing units on this site would not fulfil the suggested 30% social housing on developments of 5 or more units.

- 5) Councillors will continue with the idea of placing seating/a bench near the planted beds at the Mill Lane/Preston Road junction to prevent vehicles being left parked at this location all day.
- 6) The Council will request that, if LCC are not going to repair the interactive sign on Dob Brow, it should be removed as it is now not working at all. Also, following carriageway resurfacing at the bottom of Dob Brow and on the A49, near the mini roundabout at the junction of Preston Road/Mill Lane, the red rumble strips on the carriageway have never been replaced.
- 7) It was reported that drainage issues at Charnock Brow and Sibberings Brow have been resolved as a result of considerable time and money being spent on investigations and remedial work by LCC.
- 8) Councillor Brennand apologised for the poor show from pansies at Delph Gardens. A new variety did not provide the usual high standard of planting. The beds will be replanted in due course.
- 9) Camelot Consultation events – Councillor Walmsley reported a conversation with someone at the consultation who stated that apprenticeships would be running from the site thereby increasing employment figures and, that he implied that the office block proposed near to the entrance of the site would be used as the main offices for the North West by Storey Homes. The size, quantity, scale, and proposed use, of the light industrial units mentioned is unknown at this stage.
- 10) Councillor Walmsley reported that she has an artist friend who may be interested in painting the railway bridge on Chorley Lane to improve the look of the rusty metal bridge for the Best Kept Village Competition. Councillor Walmsley will pursue the cost involved whilst the Clerk will request permission to do this from Network Rail.
- 11) Cars parking on the corner of the pavement on Leeson Avenue, opposite the entrance to Mossie Close Play Area, will be reported to the Police.
- 12) The Lengthsman will be asked to retrieve the old yellow litter bin in the ditch near the Scout Hut.
- 13) LCC will be asked to install a K-Gate at the entrance to the public right of way off Freemans Lane. This will allow pedestrians, people with prams and horses through but would prevent motorcycles, particularly the off-road type seen recently, from accessing these rights of way.
- 14) It was suggested that when the next Parish Council elections are due to take place the Parish Council should advertise that anyone can apply to be on the Parish Council if they wish.
- 15) It was reported that there may be a problem with printing the Chronicle this month as the Editors have changed again. This could affect the consultation on Mossie Close Play Area.
- 16) There is a considerable amount of fly-tipping on Town Lane, near the sub-station. Hard-core, a shed, and building materials. A large van or pick up will be required to remove the quantity tipped.
- 17) Councillors are very concerned about the number of vehicles being left all day in laybys around the village by people who are car-sharing to work. This prevents the laybys from being used for the real purpose. The Police will be asked if they have any leaflets which can be placed on car windscreens to deter this type of use.
- 18) Advertising boards at Delph Gardens need to be changed. It was confirmed that the Hinds Head would like to sponsor planting at Welch Whittle Gardens. Councillor Heaton reported that he may have a sponsor for planting at Mill Lane. The cost of sponsorship for each site will be £400 per site, per annum. Pole Green Nurseries do not pay for advertising at Delph Gardens as labour costs for planting at this location are met by the nurseries.
- 19) The Council was thanked for securing the new litter bin on Leeson Avenue.
- 20) The pot-hole at the junction of Leeson Avenue/Willow Drive still requires attention.
- 21) The pot-hole outside 11-13 Neargates still requires attention.
- 22) The gully/drainage problems outside 113-115 Chorley Lane have still not been rectified with damage to the driveways at these homes being obvious and, a trip hazard has been created at 115 Chorley Lane. The problems outside 132 Chorley Lane appear to have been resolved.

**151. Reports from Committees and Representatives on Outside Bodies – Community Centre Trust AGM – attended by Councillor Pilling. Charnock Richard United Charities – it was reported that the land dispute issues which have been ongoing for many years now have finally been resolved following mediation attended by Councillors Shaw, Ogden and Mr Nickeas as Trustees, in March.**

The Trustees believe they have a duty to protect the Trust land which the neighbour adjacent refused to give back. The outcome of the mediation was an agreement reached which returns much of the land back to the Trust, plus the use of an additional strip of land at the rear of the Football Club on a 999 year lease at a peppercorn rent. This removes the need for the Football Club to remove the container on this land. It was reported that the Trustees will now seek to regularise the current gentleman's agreements in place in connection with Trust land. Having taken legal advice the Trustees will be formulating new leases to the Football Club and to the Parish Council for the ongoing use of Trust land. The cost to the Trust of pursuing this land case is considerable and the Trustees will be formalising all agreements to prevent any similar occurrence in the future.

Consultation on Phase III Mossie Close Play Area Enhancements – To date 18 responses have been received from the School, 14 for the zip-wire and 4 for the MUGA. The Clerk will supply an electronic copy of the consultation document which will be uploaded onto the Parish Council website and Facebook page. In view of the current position with the Chronicle, Councillor Taylor suggested doing a limited letter drop to the housing estates and the central core of the village. The Clerk will determine whether the Chronicle will be delivered as normal this time and if not, will circulate an email to Councillors who will then determine if a letter drop is required and its extent.

Chorley Council Planning Workshop – attended by Councillors Bishop and Almond. This was felt to be useful and informative.

**152. Acceptance of Annual Audit Plan for forthcoming year and review of documentation in the Parish Councillors Information Pack** – The Clerk will re-circulate all documentation electronically to Councillors, who will review their copies in their own time before the Annual Meeting to discuss possible amendments required prior to adoption in May. **Resolved: The Annual Audit Plan was accepted for 2017/18. If Councillors remain happy with the contents of their Councillors Information Pack, they will be adopted without amendment. The Clerk's request to move the August Parish Council Meeting back by one week due to holidays was accepted.**

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

- 1) 17/00232/CLPUD – Application for a certificate of lawfulness for a proposed single storey rear extension. 3 Freemans Lane, Charnock Richard. **Resolved – No Objections.**
- 2) 17/00173/FUL – Erection of 4 no. Dwellinghouses. Land 60m north to the rear of 34-42 and including 42 Chorley Lane, Charnock Richard. **Resolved - The Council object strongly to these proposals as this is the second modification to the original planning permission granted for this site. The addition of a further house will constitute over development of what is already considered to be an intense development. Furthermore, the applicant at the time of the original planning submission claimed, the small number of houses proposed could not sustain more than 1 unit of affordable/low cost homes. Increasing the size of the development should result in a re-examination of this claim and, any additional units should be classified as an affordable home. The detrimental impact of this development is already being felt by homeowners adjacent to, and around the site, with many experiencing significant flooding and drainage issues due to the variation in height between their own homes and the development in question. A further dwelling will only serve to make these issues worse. The Council understand that building work on this amended submission has already started which further supports their strong objections to these proposals.**
- 3) 17/00278/FUL – Addition of porch to front elevation and conservatory to side elevation, plus alterations to windows and rear elevation and internal configuration/refurbishment. Charnocks Farm, Back Lane, Charnock Richard. **Resolved – No Objections.**
- 4) 17/00285/SCE - Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 for a proposed mixed use development comprising up to 195 dwellings, 10,000sqft B1 office and 20,000sqft workshop units/starter offices plus landscaping and open space. Camelot Theme Park, Park Hall Road, Charnock Richard. - **Resolved - The Council object to the request for a Screening Opinion on the proposals for this site and believe strongly that a full, detailed and independent Environmental Impact Assessment should be undertaken prior to, and submitted with, any planning proposals for this site. It is clear, any proposals on this site will have a significant impact on the ecology of the site, the wildlife habitats within the site,**

the surrounding countryside and all neighbouring rural Parishes. Furthermore, any proposals will impact upon the local highway network and infrastructure and, will have far-reaching consequences for the village of Charnock Richard and neighbouring villages of Heskin, Eccleston, Euxton and Coppull. The Parish Council would strongly urge the planning officers to insist that an Environmental Impact Assessment is undertaken

#### 154. Accounts

##### Accounts for Payment:

Sutcliffe Play	New seats for swings Mossie Close	£138.00
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.**

**155. Lengthsman's Payment** - 100 Hours @ the hourly rate of £8.00 per hour = £800.00. **Resolved:** **Total Paid £800.00.** The Clerk will ask the Lengthsman to spray the weeds and remove them on the strip of land on Chorley Lane/Robin Close, then simply leave to let the grass grow.

Next Meeting: Monday 8 May 2017 Annual Parish Meeting 7:00 pm  
(Second Monday) Annual Meeting of the Parish Council 7:30 pm  
Members of the Public and Press are Welcome to Attend

Meeting Closed: 9.42 pm

Chairman:

Date:

#### **REPORT 1**

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

- Notification of application for a temporary event notice at Charnock Richard Football and Cricket Club, Charter Lane, from 26/5/17-28/5/17 between 12.00pm and 00.30 am.
- Notice of Election of County Councillors on Thursday 4<sup>th</sup> May 2017.
- Confirmation litter bins reported last month have been emptied and that an additional street name sign has been ordered for Croston Lane, Charnock Richard.
- Confirmation Mr Bennett will take responsibility for hedges at the bottom of his garden, bordering the Mosses footpath, following email enquiries re: ownership/responsibility.
- Advance details for the Ironman 2017 event, 16 July 2017.
- Info. on the Royal Voluntary Service – Lancashire Teaching Hospital on Ward Service Volunteering – circulated to Councillors and in Notice Boards.
- Notification from the Jo Cox Foundation of the proposed Great Get Together on 17<sup>th</sup> & 18<sup>th</sup> June.
- Notification of consultation on Central Lancashire Employment Land Study – for discussion or comment if necessary.

##### **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.