

HEATH CHARNOCK PARISH COUNCIL MEETING

7.30 pm Thursday 8 June 2017

Adlington Community Centre, Railway Road, Adlington

MINUTES

Present: Cllrs Graham Ashworth (Chair), Ian Oakes (Vice Chair), Kathleen Maidment, David Carpenter and Christine Bailey, Parish Clerk

In Attendance to item 3a Mr and Mrs Mason, Liptrot Farm, Heath Charnock

Apologies: Cllrs Richard Cornes, Robert Davison, Paul Williams and County Cllr Kim Snape

Declarations of Interest: None

1. Approval of Minutes of 11 May 2017 meeting: These were proposed by: Cllr Oakes, seconded by Cllr Carpenter and signed by Cllr Ashworth

2. Matters Arising:

a. Memorial Stone: There are two issues: LCC require technical drawings to show the construction and design of the proposed Memorial Stone to determine the powers/approvals by which the Parish can locate and erect it. Chorley Council Officer, Bernie Heggarty, will assist the Parish Council to get this support. No specific amount of funding is allocated to the proposal at this stage: all approved NPF projects will be funded from the allocation made by the Council. The Clerk is to ask Chorley Council for two sectional drawings to resolve the legal position as soon as possible. **Action: Clerk**

b. New Road planter: Chorley Council requires a map of the location to trim the grass around the planter. The surplus stone and traffic sign have to be removed. **Action: Clerk to check and action**

c. Ironman has national email address for access questions. The Clerk has asked for advice for the Chair. A reply since the meeting says Babylon Lane is not accessible on safety grounds during the race. Ironman advises parking up and walking to gain access before 4.30pm. The Parish Council wants consideration of only half of the road being closed during future races to allow residents' access at all times. The Parish will put this forward as an item to the Chorley Liaison meeting on 19 July 2017. **Action: Clerk to follow up response with Ironman Race organisers and put topic forwards for Chorley Liaison**

d. Letter to CC Planning -submitted but no reply to date. **Action: Clerk to monitor**

e. HCPC Annual Return 2017 submitted to external auditor for approval

3. Planning:

a. 17/00483/FUL at Liptrot Farm Gilbertson Road Rawlinson Lane Heath Charnock: proposed demolition of existing equestrian centre to be replaced with 4 dwelling-houses to be constructed within the existing footprint of the current buildings. This is a site within the greenbelt where the Parish Council would normally try to resist development. However if Chorley Council (CC) does permit the demolition of the existing building it would technically become a brownfield site. From the plans received after the meeting, the Parish Council is concerned by the scale and proximity of the 4 proposed houses which seems to be 'overbearing' to the Parish Council. There is no objection from LCC on highway grounds. Under these circumstances, the Parish Council recommends that CC

determines the application in light of the response from the resident consultation and its own views as the Local Planning Authority, being sensitive to its 'greenbelt' location. **Action: Clerk**

b. 17/00521/FUL Cockers Farm Long Lane Heath Charnock Chorley PR6 9EE: A retrospective application for the proposed placement of 11 shipping containers, 6 of which are in position painted green. From the planning history of the Farm, it seems it is becoming an 'industrial estate' in the greenbelt. This retrospective application, given the planning history, suggests concern that this is being achieved via a 'backdoor' route. The Parish Council considers this to be inappropriate development in the greenbelt and asks that the application be refused. **Action: Clerk**

4. Community Matters:

a. In principle approval of asset transfer of Adlington Library to Foal. This was approved by the outgoing LCC administration by end of March 2018. FoAL is waiting to see if the new LCC administration will complete the proposed asset transfer. **Action: FoAL to update Parish Council**

b. Cllr Carpenter to assess condition of the previously waterlogged footpath between the Golf Club (Hall o'th Hill) & Lonsdale Farms to identify the work required, likely cost and whether the Parish can pay for this from the LCC grant or refer it to LCC. **Action: Cllr Carpenter and Clerk**

c. Cllr Carpenter reported the poor condition of the fence near the playing fields at Lower Hill Drive. **Action: Cllr Carpenter to give Clerk the actual location. Clerk to identify owner of fence to secure improvement to prevent litter being dropped/building up.**

5. Financial Update:

a. Balance at Bank: £12,945.07 at 25 May 2017 Bank statement (includes income from the VAT refund for 2016/17 of £493.21 from HMRC; the £500 Small Grant from Chorley Council and £250 from LCC for FP maintenance work).

b. Paid since Last meeting:

i. Clerk Salary (May) – £261.68

ii. Clerk Mileage (April- £5.25) - & office expenses: stamp & envelopes – (April £19.27) = £24.52

iii Annual Donations due in May 2017, based amounts included in 2017/18 annual Parish budget:

- Adlington in Bloom (AIB)- £200
- Adlington Lunch Club (ALC)-£100
- Adlington & District Senior Citizens Club (ADSCC) -£75
- North West Air Ambulance (NWAA) -£200
- Shop Mobility -£50

iv. Heart Internet annual fee for hosting Parish Website -£55.04, already paid by Clerk

v. Room hire invoice from Adlington & District Community Association for meeting rooms in 2017/18 for £181 plus £19 donation totalling £200

vi. It was noted that AIB, ALC, ADSCC, NWAA and the Community Association have thanked & acknowledged receipt of their donations from the Parish

c. Updated HCPC Annual Budget for 2017/18 The changes were agreed to include APL audit fee at £100 plus VAT; the increased Parish contribution towards the Memorial Stone of £2,000 (from £1250) with £500 from the CC Small Grant towards the cost of the plaque. Total expenditure based on £9,700 as against income received of £14,247.93.

d. Accounts to be paid:

Clerk Salary (June) – £261.68

vii. Clerk Mileage (May- £10.75) - & office expenses: stamp & envelopes – (May £3.92) = £14.67

viii Clerk PAYE (April, May & June) – £196.20 as Q1 to be paid to HMRC between 5- 19 July 2017

ix APL Accountants Ltd – annual audit of HCPC finances at 31 March 2017 -£120, includes VAT of £20

6. Correspondence:

a. Bolton Road to be closed for 2 days in July 17 between A673 Chorley Road and A5106 Wigan Road for carriageway surface dressing works, with dates to be confirmed. **Noted**

b. Temporary closure Horrobin Lane between 10/7/17 and 11/8/17 for carriageway resurfacing from 6am-6pm daily. **Noted**

c. 'Fly the Red Ensign' awareness campaign for Merchant Navy Day, 3 September 2017. **Noted**

d. Two meetings were noted: Borough Clerks meeting: 13 July 2017 at 2pm in Chorley Town Hall and Chorley Liaison meeting: Wednesday 19 July. The Chair and Clerk will attend. Time TBA. The agenda closes on Monday 19 June: Access to Babylon Lane for residents during the Ironman Race to be requested by the Parish. **Action: Clerk**

7. Any Other Business:

a. Land at Babylon Lane, BNE 3.4 – This land is safeguarded till 2026 in the Chorley Local Plan.

Chorley Council is able to make sufficient land available to meet its target of 419 homes per annum. The Parish Council does not support this site being brought forward for development for housing in the near future because:

- i. Chorley Local Plan 2012-2026 is the Local Development Plan to guide land use and its release for development. This site in Babylon Lane is safeguarded land, site reference no. BNE3.4 in the approved Local Development Plan. This Plan states that "Development other than that permissible within the countryside whether Green Belt or Area of Other Open Space will not be permitted on Safeguarded Land as shown on the Policies Map". This ruling is sacrosanct until there is another formal review of the approved Plan.
- ii. The proposed development of this site for 61 homes would represent gross overdevelopment in the opinion of the Parish Council, even though current planning guidance seems to support residential schemes that are now built at a higher density with smaller gardens.
- iii. A proposal for one, two and three bedroomed homes will not alleviate the housing shortage. This size and type of housing is not considered suitable on this particular site given the nature of the housing surrounding the site.
- iv. The impact of additional traffic entering and existing from such a high density development onto a narrow Lane, which already carries substantial traffic is not considered realistic or appropriate. Babylon Lane is not capable of taking such an additional amount of extra traffic
- v. The impact of the proposed additional development of 61 homes on existing local services – in particular local primary schools and GP services will need to be considered.

- vi. In the future, following a formal review of the existing Local Development Plan, should the development of this site then be considered necessary, all aspects of the detailed design issues of size, type of homes, the layout and materials to be used will need to be considered to ensure any future development is sympathetic to the existing surrounding homes and the rural character of the Babylon Lane area of the Heath Charnock Parish.

On this basis, the development of this site is not considered necessary.

b. The Parish Council considered the issue of farm animals escaping from **Hole House Bridge Farm** potentially likely to cause a local traffic hazard and nuisance to nearby residents. Residents are complaining; the police have attended on several occasions to secure the animals; damage to cars and property has been caused. The Parish Council agreed to inform Chorley Council's enforcement officer on road and animal safety grounds to ask what action can be taken to keep the animals enclosed within the Farm. **Action: Clerk to contact Chorley Council**

8. Date of Next Parish Council Meetings

Thursday 10 August 2017 and Thursday 14 September at 7.30pm at Adlington Community Centre

Christine Bailey, Parish Clerk, 27 June 2017