

## HEATH CHARNOCK PARISH COUNCIL MEETING

7.30 pm Thursday 10 August 2017

Adlington Community Centre, Railway Road, Adlington

### MINUTES

**Present:** Cllrs Graham Ashworth (Chair), Ian Oakes (Vice Chair), Robert Davison, Paul Williams  
County Cllr Kim Snape and Christine Bailey, Parish Clerk

In attendance for discussion of planning applications 3a and 3b were: Mr K. and Mrs B Blackledge, 178 Rawlinson Lane; F.D. and BA Corry, 3 St Martin's Avenue; Mr B. and Mrs K. Owen, 176, Rawlinson Lane; Mrs M. Downes, 174, Rawlinson Lane; Mr A Cubbins, 198, Rawlinson Lane; and Mr N. Pennington, 136, Rawlinson Lane, Heath Charnock

**Apologies:** Cllrs Richard Cornes

**Declarations of Interest:** None

**1. Approval of Minutes of 8 June 2017 meeting:** These were proposed by: Cllr Oakes, seconded by Cllr Ashworth and signed by Cllr Ashworth

#### **2. Planning:**

The members of the public in attendance for items 3a and 3b represented a range of opinion from nearby residents opposed to both of these two planning applications due to the impact on the character and open nature of the greenbelt. Mr Pennington, as the applicant for 3b, was in favour of this type of proposal as enhancing the site and creating a pleasant environment to live. Cllr Kim Snape reported that Chorley Council intend to press the Government to close this loophole in planning legislation. The Parish Council said it would continue to resist development of this type in the greenbelt as being inappropriate in line with Chorley Council's current Local Planning Framework and would shortly be arranging to meet with Chorley Council's Head of Planning about its concerns.

**a.17/00719/FUL on land north of 125 Rawlinson Lane Heath Charnock:** proposed erection of single storey dwelling house following demolition of existing stables building

The Parish Council considered the application, which is very similar to 16/00905/FUL. In light of the discussion and the comments from residents it had received, the Parish Council confirmed its objections on the grounds that:

- i. The site is within the greenbelt and should be protected from residential development. Even though the proposal would create one single storey property, it will have an incremental impact changing the character of what should be an 'open' area,
- ii. The current stable building is a sectional building. Once it is taken down it should have no impact on the 'greenfield' condition of the land. The stables should be capable of being dismantled and the site being re-instated to its former condition, and
- iii. Concern that if granted, the proposed application represents a 'back-door' route to planning permission for residential development in what should be a protected area of greenbelt. Local residents and the Parish Council are concerned that the initial securing of planning permission for an acceptable agricultural use seems now to be a way to get round the spirit of planning

legislation and the accepted Local Development Framework (LDF) that is in place until 2026 within the Chorley BC area.

For these reasons the Parish Council agreed to ask that Chorley Borough Council, as the planning authority, refuse this planning application. Since the meeting a further local objection on the grounds of both the protection of the greenbelt and its wildlife has been received and forwarded to CC. **Action: Clerk**

**b. 17/00731/FUL on land adjacent Gilbertson Road, Rawlinson Lane Heath Charnock:** Section 73 application to remove condition 10 (removal of permitted development rights for extensions and alterations) attached to planning permission ref: 16/00905/FUL (Demolition of existing stables and replacement with one single storey domestic dwelling). The Parish Council asks that Chorley Council refuse to remove this particular planning condition to protect the greenbelt even though the applicant is arguing that it is not necessary and it is unreasonable. **Action: Clerk**

**c.17/00661/FULHH at 97 The Asshawes Heath Charnock Chorley PR6 9JN:** proposed erection of a two storey side extension. The Parish Council has no objection providing that the proposed extension does not protrude beyond the building line on Chorley Road and providing that the right to light of the adjacent residents at 99 The Asshawes is maintained. **Action: Clerk**

**d.17/00689/FUL at Woodside Barn Back Lane Heath Charnock Chorley PR6 9DJ:** proposed conversion of redundant dairy barn to form 1 no. 2 bedroom residential dwelling, to include partial demolition and rebuild, to increase the overall internal floor area by 4 sq metres. It complies with the Council's policy HS5 on scale of house extensions. No objection. **Action: Clerk**

**e.17/00694/FULHH at 16 Olde Stoneheath Court Heath Charnock Chorley PR6 9EH:** proposed erection of first floor side extension and rear balcony. No objection. **Action: Clerk**

f. List of Chorley Council Planning application types/codes were noted

**g. HCPC letter to Head of CC Planning:** A meeting is to be arranged in the first week of September to discuss the planning issues raised. **Action: Cllr Kim Snape to arrange a suitable date**

**h. 17/00052/FUL at Cockers Farm Long Lane Heath Charnock Chorley PR6 9EE:** The Parish Council was notified that the retrospective application for the proposed placement of shipping containers is to be determined at CC Development Control Committee meeting. The Parish Council forwarded its concerns to CC and those received after the meeting from a local resident. **Action: Clerk**

### **3. Community Matters:**

**a. Ironman:** The Parish Council asked Chorley Council to review whether only half of Babylon Lane could be road closed during future races to allow residents' access at all times or whether the route could be reviewed. Lancashire County Council is asking for the views of Parish Councils as Bolton Council has signed a further 5 year deal with Ironman. The Parish will put the same views forward to LCC and ask whether Chorley Council is to conduct a review as proposed at the Liaison meeting on 19 July 2017 by Cllr France. **Action: Clerk**

b. LCC Fire & Emergency Rescue Service Cover Review and consultation from 19th July - 10th October 2017 – The Parish Council noted this.

c. Proposed replacement of Plaque to Roy Howard at Weavers Brow: Edna has advised that the previous wording was: "Refurbished by Heath Charnock Parish Council to commemorate the

Diamond Jubilee of her Majesty Queen Elizabeth II, and the service of Councillor Roy Howard. 2012.” It was agreed a small oblong plaque should be designed in brass to be fixed to the Boundary Stone to be paid for by the Parish. **Action: Chair and Clerk to follow up on size, design and cost estimate**

d. **Update on Future of Adlington Library:** Foal has gained assurances that Adlington Library will remain open and that from April 2018 will be fully funded by LCC, rather than by FoAL, so the application for the Asset Transfer of Adlington Library has been withdrawn. FoAL will continue to be an important part of the development of the building and service with the money raised by Foal being used to support the Library.

e. HCPC Newsletter 2018: Suggestions for content include: Parishioner of the Year with the 2017 Award nominated by the Parish Council, and criteria for future awards; The Chairman’s address on planning issues in the greenbelt; the Ironman Race; the Memorial Stone; changes to neighbourhood policing

f. **Feedback from SE Parishes meeting:** Cty Cllr Snape outlined the revision to the neighbourhood policing staffing structure and area boundaries, and suggested that Julian Ormiston be asked to inform the Council of the crime statistics and be invited to a future meeting. **Action: Clerk**

#### **4. Memorial Stone:**

a. The draft technical drawing led to a detailed discussion on the design, purpose, orientation and construction of the proposed Memorial Stone for it to be a gateway marker and to remember those from the Parish who died from serving in WW1. Action: The Chair will discuss the proposed changes with Chorley Council Technical Officer to agree a revised drawing. Once the design is agreed, the Newground proposal and cost will need to be revised. **Action: Clerk to arrange and follow up**

b. **LCC Licence requirements** – CC to provide information once the purpose and wording on the proposed Stone is agreed. Current concern is about the adequacy of car parking around the Skew Bridge junction in event of any ceremonies at the Memorial Stone. It was agreed only an initial unveiling ceremony would be appropriate. **Action: Clerk to update CC Project Officer**

c. A proposed list of names has been prepared, but the accuracy of residency details will need to be verified ideally through online research. **Action: Clerk and Cllr Carpenter to follow up**

#### **5. Financial Update:**

a. **Balance at Bank:** £12,152.52 on 25 July 2017 Bank Statement

b. **Paid since 8 June 2017 meeting:**

i. Clerk Salary (June) – £261.68

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

iii Clerk PAYE (April, May & June) – £196.20 as Q1 to HMRC

iv APL Accountants Ltd – annual audit of HCPC finances at 31 March 2017 -£120

c. **Accounts to be paid:**

v. Clerk Salary (July and August) – £523.36

vii. Clerk Expenses: (June and July) Mileage = £22.25 & office expenses: paper – £3.92 = £26.17

d. **Response to HCPC Annual Return 2017 from external auditor:** Verbally that the Parish Council should have broken down the precept and top-up element received from Chorley Council, April 2016

#### **6. Correspondence:**

a. The Chair gave feedback from Chorley Liaison meeting, 19 July 2017 on CC’s proposals for the Primrose Gardens Extra Care Facility; an Update on Home Adaptations; and the Request for Parish Council involvement to pilot ways to reduce social isolation

- b. Access to Scout camp via Back Lane: in view of residents' concerns about coaches using this route, CC has confirmed that the planning application did not restrict access by large vehicles. This will be monitored. Scout groups will be asked to use smaller sized mini-busses as far as possible.
- c. Enforcement of planning conditions, Limbrick Fisheries, Long Lane. It is understood that two planning applications have recently been submitted
- d. Condition of fence to rear of Waterford Drive along FP which passes Lower Hill Drive – Cty Cllr Snape said that Morris Homes has agreed to repair this
- e. Repainting of lines at junction of The Asshawes and Chorley Road: to be done within 8 weeks and weeds on the frontage were treated by LCC on 11 August
- f. Poor condition of/ damage to LCC fence on Hut Lane, off Long Lane, PR6 9EH – Cty Cllr Snape has been pressing LCC and the Parish Council has written to support this. LCC say its repair is not a priority in an area of low pedestrian activity and it cannot be afforded given the cuts to the budget. Cty Cllr Snape to continue to request its repair.
- g. Request from resident for cutting of overgrown vegetation to footpath between Lower Hill Drive and Chorley Road (A673) and proposed cutting back of vegetation along length of footpath. Cty Cllr Snape has asked LCC to carry out this work.

#### **7. Any Other Business**

- a. The accuracy of Heath Charnock Wikipedia page has been questioned as it includes a photo of the Cardwell Arms. Alternative photos of Heath Charnock will be offered. **Action: Clerk to follow up**
- b. Drainage of Bridleway 86, rear of Olde Stoneheath Court: overflowing onto path after heavy rain. **Action: Clerk to follow up with LCC.** Post meeting - LCC has confirmed this will be investigated.
- c. Concerns of canal boat residents about young motorbike riders along canal at night has been raised by other organisations and the neighbourhood Police are aware
- d. Residents have complained about overgrown vegetation obscuring the stone wall and falling onto the footpath from 152 Babylon Lane to Bramble Bank (along the frontage of Shaws land) and between 216 -274 Babylon Lane (Dickenson's). The Parish Council will ask LCC to ask the land owners/users to take remedial action. **Actioned and dealt with post meeting**
- e. Invite for Parish Council to the launch of Friends for You Adlington on 15 September at 5.30pm in Adlington Community Centre

#### **8. Date of Next Meetings**

Thursday 14 September and Thursday 12 October at 7.30pm at Adlington Community Centre, Railway Road, Adlington

Christine Bailey,

12 August 2017