

Parbold Parish Council

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Minutes of the next Meeting of the Parish Council which will take place at 7.30 pm on Friday 11th January 2019 in Parbold Women's Institute Hall.

Present: Cllr Bithell (Vice-Chairman), Cllr Blake, Cllr Butts, Cllr Carruthers, Cllr Gill, Cllr Holland, Cllr Schaffel, Cllr Stopford, Cllr Quirk.

1. To record apologies for absence

Apologies were accepted from Cllr Holland and the Chairman Cllr Brian Arnold. Vice Chairman, Cllr Charles Bithell took the Chair.

2. To receive declarations of interest

None declared.

3. To sign as a correct record the minutes of the meeting held 7th December 2018

The Minutes of the 7th December 2018 were amended at Item 3 to read:-

"The Minutes [of 2nd November 2018] were amended at Item 21 to remove the words "at Mill Leat" which should read Beacon Crossing. Minutes were then received as a correct record of the meeting and signed by the Chairman."

Once this amendment had been made the Minutes of 7th December were then accepted as a correct record of the meeting and signed by the Chairman.

4. Public Participation:

The meeting will be adjourned for an appropriate time (four minutes maximum per speech) for members of the public to raise matters of concern or interest as notified to the Chairman.

David Reid of Parbold Unlimited attended the meeting with two proposals for the Parish Council to consider.

1. In 2015, Parbold Unlimited contracted LCC to rewire 22 street lights to connect a plug socket on top of each to service the Christmas lighting. This cost £4,400 for the connection plus £990 for the Christmas lights. Additionally, £300 is spent on lighting the tree outside the WI and the Nativity scene, whilst donated also required a display case, lighting and music system all provided by Parbold Unlimited.

The street Christmas lighting must be erected and removed by LCC for legal reasons and they charge in the region of £400 for this service. This is a negotiated sum, VAT free for the community group. Because of current commitments at the Community Hub at Coffee Etc Parbold Unlimited's cash flow is reduced. The invoice from LCC will be due within the next two weeks and Parbold Parish Council is asked to consider paying this invoice or gifting the group the funds to do so.

2. Parbold Unlimited has been working alongside Parbold Village Show/Festival Committee to run a full programme of weekend activities over the weekend of this annual event. It is understood that permission has been granted to Parbold Festival Committee for use of the Alder Lane Playing Fields for the Show on Saturday 13th July 2019. Parbold Unlimited now request permission to run a Sunday music event - from 12 noon to 6pm utilising the marquee and equipment from the Show as it cannot be returned until Monday morning. Parbold Unlimited have proven record of event planning, all the practical kit in place, and will meet any guarantees required by the Parish Council. It is intended that this will be a relaxing music event aimed at families, with funds obtained to be used to support future village events including Christmas lighting with no commercial gain.

These two matters will be listed on the agenda for the 1st February 2019 and David Reid agreed to liaise with the Clerk and Councillors during the interim.

5. To ratify accounts and authorise payment of accounts presented

211218	RBS	Bank charges	d.d	£7.00
281218	E A Broad	Salary for December 2018	s.o.	£710.33
281218	NEST	pension (£15.19 Parish contribution)	d.d.	£69.87
301218	HMRC	NI payments for three months	d.d.	£44.43
110119	Avalon Doors	Repairs to broken fire door VH	2795	£390.00*
110119	A P Pest Control	Mole clearance playing fields	2796	£180.00
110119	B Rawsthorne	grass cutting contract	2797	£120.00
110119	Fire Equip. Services	annual check (extinguishers) VH	2798	£126.00*
110119	Parbold WI	room hire - 110119	2799	£30.50
110119	OPSTA - Ormskirk/Preston/Southport travellers Ass.	subs.	2800	£10.00
110119	B Arnold	Chairman's allowance	2801	£100.00
110119	E A Broad	Stamps and envelopes	2802	£17.00

* contains VAT

The accounts were ratified and authorised for payment.

6. Alder Lane Issues:-

Consideration of residents comments on the following proposals:

- **Gates, cctv security at car park**

It was resolved to halt the proposal for a gate at the car park in view of comments made by residents regarding the requirement for a turning circle at the end of the lane, when their views were canvassed. More quotations for cctv will be obtained and a policy drawn up to establish the procedure for action; what would trigger the parish council looking at material collected etc.

- **Removal of some trees along Bramble Way grass verge - Also Item 16**

Responses from residents were noted but the decision to remove four trees was reiterated as the most cost effective way of managing the overcrowded planting. WLBC Arboriculturalists opinion has been sought and received. There has been one tree (commemorative oak on the corner of Bramble Way) and more planting will be considered to compensate the loss of these trees.

- **Network Rail's proposal to close the Chapel Lane level crossing**

The meeting noted emailed correspondence with WLBC and Buckingham Group and confirmed that the Clerk can sign the survey licence on behalf of the council once the question of insurance is answered. Survey work is expected to begin on the ground survey at the end of January or beginning of February 2019.

7. Village Hall Issues:-

- **Heating system for main hall**

It was resolved in principle to allocate up to £50,000 should the application being submitted by PCA require this for completion of the project. The exact sum will depend upon the nature of the system chosen which must meet reasonable requirement of the building and not an unnecessarily expensive and sophisticated system. It was understood by this meeting that money in excess of the annual precept is not readily allocatable to any single item so funding or loan may need to be considered if this reaches fruition.

It was agreed by the meeting to request that Parish Councillors be involved with the application to increase understanding of the PCA requirements as to the specification for the project. Concerns regarding possible noise issues, running costs and other future ramifications would need to be understood at this early stage.

8. To note Planning and Planning Applications

Application No: 2018/1325/FUL

Location: 24 Alder Lane, Parbold, WN8 7NN

Proposal: Garage conversion to form Granny annexe and single storey link extension.

The meeting noted that this is a very awkward L-shaped plot, with a large vacant garden area running behind the cottages fronting Alder Lane. A garage has been erected in the angle of the 'L', taking access down the side of the main existing house, and leaving the larger part of the 'L' as rear garden for No.24.

The plot arrangement is highly suggestive of a potential backland infill plot; the problem being the position of the garage, which occupies the area which the existing house would want to use as its rear garden (it has no other).

The proposed use as granny annexe would be fine; the link extension would also be ok. What would be necessary to make the development acceptable would be a condition restricting the use to that of a granny annexe and/or prohibiting use of the annexe as any other sort of separate dwelling.

Parish Council Response: Parbold Parish Council request that a condition be added restricting this development to the proposed use as a granny annexe, because the plot arrangement is highly suggestive of a potential back-land infill plot which should not be permitted. There are additional concerns that removal of a garage can often lead to increased street parking and Alder Lane already has insufficient space for resident parking outside their homes.

Application No: 2018/1235/FUL

Proposal: Residential development to include 4 No. self-contained apartments and an attached dwelling. Two storey development with associated car parking and amenity spaces.

Location: Railway Hotel 1 Station Road Parbold Wigan Lancashire WN8 7NU

Parish Council Response: Parbold Parish Council object to this planning application.

The proposal, by virtue of its siting and scale, constitutes an overbearing form of development and result in overshadowing of the neighbouring property at 2 Broadmead to the detriment of their residential amenity, because of the lie of the land, being so much higher than 2 Broadmead, it will always overlook and overshadow.

The exit/entrance will be dangerous as it will form an off-set cross-roads at the top of a busy housing estate and is so close to the main road, where rows of cars are often backed up waiting for the trains to pass through the railway level crossing.

An exit/entrance here will reduce on street parking as it is currently used by members of the public taking the train. The public house car park will be much reduced struggling to accommodate customers and new home owners vehicles will be parked there instead.

And finally, the flooding issue over-rides any argument for development at this site. To purposefully build here, where a major flooding incident was recorded, deliberately puts new home owners and their neighbours at risk of water ingress into their homes.

To note:

Ref. No: 2018/1287/CON

Application: Approval of Details Reserved by Condition No. 3 of planning permission
2018/0436/FUL relating to a landscaping and bank reinstatement scheme.

Location: Plot 3 Chapel Lane Parbold Lancashire

It was resolved to write to John Harrison, that the Parish Council has objected at every stage to the development along this rural field. WLBC has misguidedly taken a piecemeal approach to the planning applications on the canal side plots off Chapel Lane, rather than a proper policy-led approach to this sensitive area. The consequence (which could easily have been foreseen) is that the character and appearance of the Green Belt in this location has been spoilt by inappropriate development.

The Parish Council is also concerned that, such development having been allowed in the first place, its scope will be widened over time. There is now the inevitable prospect of more and more intrusive proposals, visual clutter, and the pressure for ever more substantial and inappropriate development to what was, and should have continued to be, an attractive and peaceful Green Belt rural area.

9. Progress of project to improve footpath from Parbold to Newburgh School

The project is not as straight-forward as it first appeared, with land owner and Canal & River Trust liaison essential. A great deal of work had been done by the working party, culminating with quotations having been obtained, for the required expert opinions on how the footpath can be improved.

The meeting heard that surveys and project management by structural engineers will initially be required to take this plan forward in the round of funding applications. As it clearly is of benefit to residents to have a proper walking route between Parbold and Newburgh School it was resolved to allocate up to £1,000 to the project, as long as it is matched by Newburgh Parish Council.

10. Update on surface water drainage issues

Following the last meeting the gullies and drains were examined and it was discovered that LCC Highways, WLBC and drainage contractors C J Lyons were already working on the roadside gullies and drains so no addition work was required at present. It was noted that the main roads are on a schedule of clearance but the side roads will only be cleared when reported so it is important to inform LCC Highways using the Report It system when blocked grids or gullies are noticed.

The railway underpass was again flooded and advice sought. Network Rail organise pumping out but not investigating why this keeps happening. It was resolved to write to Network Rail complaining that this issue must be solved as currently people are tempted to jump the barrier, particularly if a train is in the station because they cannot access the platform any other way.

11. Consider Canal & River Trust policies where they relate to parish councils

Item deferred until the next meeting.

12. Consider issues on Tan House Lane including safety of exit from new housing and posts left after WLBC removed the dog bin

LCC Highways and WLBC Planning Department had been asked to resolve the issue of exit/entrance into Convent Grove.

Cllr Blake in her capacity as Borough Councillor will ask about the removal of the metal pole on Tan House Lane.

Some new, small WLBC notices had been seen in the village, however the Keep Britain Tidy "We're Watching You" campaign notices have not been erected. It was decided that whilst these notices have been useful in other areas, now was not the time to spend £250 plus VAT on posters that are more effective during the darker, winter months. The matter will be returned to in a future meeting.

13. Consider Mission Statement and website improvements

The Mission Statement was considered and some amendments made. This will be circulated at the next parish council meeting for ratification.

It was agreed to seek alternative arrangements for maintaining the parish council website.

14. Councillors' agenda items for future meetings

Cllr Blake said that the Lead Officer Highways had been requested to urge forward repairs to the hole in the pavement Lancaster Lane. The work was planned to be carried out during December but to date has not been done.

Cllr. Blake is awaiting a reply from WLBC to confirm the date when the present litter bins in the village will be replaced with the new litter/dog waste bins.

Cllr Butts - perhaps leave until July for Dog Fouling notices.

Cllr Stopford - there is a flickering lamp-post on Lancaster Lane, near the school, which will be reported on LCC Report It website.

Cllr Quirk - a large number of cars are parked on the pavement outside Fairy Glen, which is just inside the border of Wrightington Parish. Can an action point list be produced following the meeting to remind councillors what they need to do?

15. Resolution: Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that, because of the confidential nature of the business to be transacted (contracts for services and terms & conditions of employment), the public and the press leave the meeting during consideration of the remaining items on the agenda

Agreed.

16. Consider quotations for tree removal at Bramble Way

The quotations were considered and the company TreeKings selected as the lowest quote available. It was decided to take the stumps out to remove trip hazard and any holes left be filled in and seeded over.

There being no further business, the Chairman closed the meeting at 9.20 pm.

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Chairman - Cllr Brian Arnold

1st February 2019