

Clerk's report (for information only)

- Clerk sent a letter to the public rights of way team reporting the condition of the woodland path from Calder Vale village to Calder Vale school and church.
- Clerk sent a letter to Garry Payne, Peter Gibson & Peter Murphy in relation to the 106 money from Bowgreave House Farm development. Garry Payne replied stating he had passed the letter on to the Development Management Team for consideration. Received the following response from David Thow, head of planning at Wyre:

Nicky,

I refer to your letter dated 25 January regarding the above, and specifically to the proposed use of any off site contribution via S106. I note your Parish Council expresses a preference for this to be used to fund an all weather pitch at Garstang Community Academy.

Any agreement for a financial contribution made under S106 are planning obligations which assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

In this case the council's normal policy is for developments of more than 20 dwellings to provide an area of public open amenity space (POS) within the development site. Such land is intended to provide recreational opportunities for residents living on the site. Often, for smaller sites (such as this one) the amount of land that would have to be provided would be very small (and further reduced by a resulting drop in the number of dwellings being able to be accommodated alongside the POS. Under such circumstances and where there is/are areas of public open space near to the site, we now seek a proportionate financial contribution for the improvement of the existing open space or creation of new POS off site. The tests set out above, however, have to be complied with. Allocating the money to Garstang Community Academy for the provision of a 4G multi use games area/hockey pitch would not satisfy the tests as set out.

Firstly, the Academy is not a public body funded by a local authority and we cannot require a developer to hand over S106 monies to such a body.

Secondly, the contribution would not benefit the wider public, only those limited groups allowed access to the facility. It is not a facility that the public have free access to at all times.

Thirdly, the facility would naturally first and foremost be used by the school and use by outside groups/teams would be limited.

Finally, it could not be said be directly required to mitigate the impact of the development and therefore would fail one of the s106 tests.

I hope this clarifies the matter.

Regards

David Thow.

- Clerk acknowledged the receipt of the above information and suggested (as Councillor Howell advised) that a consultation may be appropriate with his Department to discuss where / how the money is spent.

David Thow sent this response: The Parish Council may submit their view as to what/where the POS contribution should be spent but ultimately it is a matter for this council to decide. It is unlikely that

Prepared for the Barnacre-with-Bonds Parish Council meeting, 19th April 2017
we will be able to issue any decision on this application until April but we cannot hold the application in abeyance waiting for the PC to respond.

At present the most likely project for the contribution is Catterall Playing fields. We are aware that the Parish Council have had a master plan for the Park drawn up for the playing Field and work is currently on going to the first phase.

- Clerk contacted N Stones in relation to a donation for the Barnacre Defib. Await an email with the following: current amount raised and any itemised costings available in order for the Parish Council to decide the most appropriate amount of donation.
- Peter Woods emailed Clerk with the following info in relation to the Barnacre Defib: the total cost of the defibrillator was £1250 and so far they have £1000. There is some arranged training in use of the defibrillator on Thursday 2nd March at 7.30pm. As regular users of the hall it was suggested that someone from the Parish Council to attend the training. Councillor J Marsh is already trained, and Councillor H Gorst is going to attend the training evening. Clerk notified Peter. The shortfall of £250 would be the appropriate amount to donate given the discussions at the last meeting /what was agreed. Clerk has the payment for formally authorising on the next meeting agenda.
- Clerk wrote a letter to John Phillis (portfolio holder) re a wait button on the pedestrian crossing at Booths, Garstang.
- Clerk wrote to Chief Constable in relation to safety concerns over the shooting on land at Low Mill, Calder Vale.
- Clerk reported to Public Rights Of Way (23.1.17) the need of repair to the footpath in the church woods, Calder Vale, PR3 1SJ area.
- Clerk received an email from PC Gary Cross on 17 February stating that on the draft minutes there was information given to the Parish Council that was incorrect in relation to the shooting at Low Mill and the visits on site from fire arms officers. The email has been raised on the next meeting agenda to discuss and decide if to accept correction provided. Minutes of April 17 meeting will have more detailed information. PC Cross also informed the Parish Council that a meeting between the landowner at Low Mill, a local resident, BASC(British Association for Shooting and Conservation) and professional mediators has also been organised.
- Clerk received an email with a few areas of concern (21.02.17): Summary of which are here -
 1. Lighting on the new Redrow housing estate off The Toppings/Leathercote there is insufficient lighting at 5 Dewlay Court. The lighting stops before the houses in Dewlay Court and there isn't any lighting near the new path that leads to the Cornmill nursing home.
 2. the dangerous parking on the bend of B6430 at the junction of Castle Lane.
 3. In relation to mention of the S106 money from Bowgreave House Farm development mentioned in the draft minutes from January meeting; Is it possible for the 106 money to be spent on the playing field on Garstang Road by the canal next door to Bowgreave Rise Home?
 4. Concern about the school children from Garstang Academy walking on the very narrow path at the top of the hill on B6430. It is very narrow but also on an incline so it is easy to lose your step and end up on the road. I must admit it is almost impossible to walk along that stretch at the top of the hill with a pram. What can be done to make this stretch of the pavement safer please for our school children?

Clerk emailed to all Councillors and sent the following response:

1. *The understanding of the Parish Council is that street lighting issues/enquiries would come under Lancashire County Council. Unfortunately it is not something that the Parish Council has any authority over. Street lighting would be something dealt with by Lancashire County Council. I have forwarded your email to them and asked them to respond directly to you. As this is a new build estate I have also forwarded your query to Wyre Planning Department for their information, requesting that they determine if the developer should be required to provide more street lighting.*

2. *The parking on the bend of B6430 at the junction of Castle Lane - unfortunately again, nothing that the Parish Council have the authority to do anything about. It is something which the Parish Council have highlighted to the police in the past. I have forwarded your letter to Sergeant Danielle Freaney highlighting your concerns and have requested that she replies to you directly. It would be a matter for the police to determine with Lancashire County Council if double yellow lines were appropriate / required here.*

3. *Minutes of the January meeting content in relation to the S106 monies – Again, this is not something which the Parish Council have authority on to determine where this money is spent. However, there have been, and continue to be exchanges with Wyre Council about the Parish Council's views on where the money / what it will be spent on. The Parish Council does not own the playing fields you speak of – I think this may be owned by Lancashire County Council?*

4. *The footpaths on Garstang Road – The Parish Council have been campaigning for approx 20 years now for improvements to these footpaths and share your view. The matter has been discussed with Lancashire County Council Highways Department many times. They have always advised that there is just no space to widen the footpaths. I have forwarded your email to Lancashire County Council, again requesting that someone responds to your concerns directly.*

I appreciate that this will not be the response you either wanted or expected, but the Parish Council doesn't have any power or authority to address any of the issues directly. It can only, as I have done on it's behalf, highlight concerns to the relevant departments.

Thank you again for contacting the Parish Council and if I can assist you further with anything else, please don't hesitate to get back in touch.

Clerk notified Wyre Council, Lancashire County Council and the Police concerning any points relevant to them, requesting that they respond directly to the lady who sent the email.

- Changes to Autela payroll services charges notification received as follows:

Our Standard Payroll Service Charges 2017/18

We have now set our charges for the next financial year and they are as follows: -

*A discount of at least 20% for our current client base will be applied on the prices below

*£15.00 Monthly Payroll Charge (up to 5 Employees)

*£1.00 Monthly Pension Assessment Charge (PER Employee that receives a payment)

*£5.00 Data Filing to Pension Provider (up to 5 Employees) (Not charged to LGPS Pensions)

*£5.00 Tri-Annual Pension Regulator Submission (Every 3 years)

£30.00 Opening of Nest Pensions (other providers on request - LGPS FREE as we do nothing towards it)

No discount applied to setup of pension schemes

- 06.04.2017 Clerk instructed joiner (Geoff Gornall) to make necessary repairs to the vandalised notice board on Garstang Road. Requesting that the broken glass be replaced with toughened glass (this was used when replacing the other side of the board previously).
- 10.04.2017 Clerk contacted Wyre Countryside Ranger – Alison Bowden re replacing 2 finger posts in Calder Vale village detailing the footpaths to St John's church and Landskill Farm. Left a message on the answer phone. Awaiting contact.

Planning applications

- 17/00076/LAWE – Certificate of lawfulness relating to the use of the existing dwelling for continuous residential purposes unrelated to holiday use @ Bees Hill, Eidsforth Lane.
- 17/00112/AGR – Agricultural prior notification for the erection of two buildings for forestry development:-a timber clad forestry building for the storage of timber and machinery and a timber clad office & staff facilities building @ Land south of Primrose Cottages, Calder Vale. **Application withdrawn.**
- 17/00175/AGR Proposal: Agricultural prior notification for the erection of a building for forestry development:- a timber clad forestry building for the storage of timber and machinery and staff facilities (resubmission of 17/00112/AGR) **Comments sent to planning 24.03.17.**
- 17/00200/FUL Proposal: Conversion, extension including addition of a first-floor, and external alterations to former garage building to form holiday accommodation and 1.8m high wall (part retrospective) (resubmission of 16/00310/FUL) Location: Arkwright Farm Eidsforth Lane. **No objections / comments.**
- 17/00234/LAWP – Certificate of lawfulness for a proposed front entrance porch @ Cherish View, Strickens Lane.
- 17/00235/FUL – Replacement of two small side dormers with one large side dormer and creation of two balconies in the side elevation @ Cherish View, Strickens Lane.
- 15/00788/DIS1 – Discharge of condition 03(desk study) on application 15/00788/FUL @ Barn adjacent to 33 Bonds Lane, Barnacre-with-Bonds.
- 14/00089/DIS – Discharge of condition 4(foundations & tree roots) of planning consent 14/00089/FUL for the erection of detached garage / storage @ Calder Mount, Bruna Hill, Barnacre-with-Bonds.

Planning decisions

- **Accepted** - 15/00876/DIS –_Application for discharge of conditions 3 (materials), 4 (Landscaping) and 10 (Site enclosure) on planning permission for 15/00876/FUL @ Land at Eidsforth Lane.
- **Not Lawful** - 17/01112/LAWP - Certificate of lawfulness for a proposed front entrance porch, the replacement of 2 small side dormers with a large side dormer with a dual pitched roof and the introduction of 2 balconies in the side @ Cherish View, Strickens Lane.
- **Lawful** - Certificate of lawful development for existing agricultural building and associated access track and hardstanding @ Wheatfield, 3 Garstang Road, Bowgreave.

- **Lawful** – 17/00076/LAWE – Certificate of lawfulness relating to the use of the existing dwelling for continuous residential purposes unrelated to holiday use in breach of planning condition no.1 on planning consent 02/98/0165 falling in class C3.
- **Permitted** – 16/01073/FUL – Two storey side extension @ 1 Woodacre Mews, Hazelhead Lane, Barnacre.
- **Prior approval required** - 17/00175/AGR Proposal: Agricultural prior notification for the erection of a building for forestry development:- a timber clad forestry building for the storage of timber and machinery and staff facilities (resubmission of 17/00112/AGR)
- **Permitted** -16/01073/FUL – Two storey side extension @ 1 Woodacre Mews, Hazelhead Lane, Barnacre.

Mrs Nicky Mason