

# **Barnacre-with-Bonds Parish Council**

## **MINUTES**

Draft version – for approval at the meeting of the Parish Council on 9<sup>th</sup> January 2019

Of the Parish Council meeting which took place on Wednesday 17<sup>th</sup> October 2018 at Barnacre Memorial Hall.

1. **Present:**

Councillors Forshaw, Gorst, J Ibison, T Ibison, Howell (Chair) & 3 members of the public (LCC Councillor Shaun Turner & reps from NW Stages Car Rally)

**Apologies:**

Councillors Commander & Marsh

**Minutes**

2. **It was resolved that the minutes of the regular meeting held on 12<sup>th</sup> July 2018 & the Extra Ordinary meeting held on 23<sup>rd</sup> July having been circulated previously be approved and signed by the Chairman as a correct record.**

3. **Declarations of Interest**

Councillor T Ibison declared interests in items 8a & 8e.

4. The meeting was adjourned for a period of public discussion at 7:35pm, to allow members to give a “for information only” update from any meetings / groups / visits / training courses attended since the last meeting and the chance to review any information on Clerk’s report & receive any update from Borough & County Councillors. Mark Hothersall and Dave Read (organisers of the NW Stages car rally 2019) gave Councillors information relating to the rally; including details of the route, resident contact, safety measures, etc providing assurances to the Councillors that the event was safe. Ward Councillor J Ibison gave an update on the B4RN progress in Calder Vale; There is now a monthly meeting to track progress. There is now an appointed co-ordinator and IT lead. Cloughton-on-Brock Parish Council are also on board. County Councillor Shaun Turner gave a brief update on Bowgreave Rise site – Independent living with wrap around care. More details will follow. Footpaths at Bowgreave; progress continues. There is a meeting at Garstang Community Academy on 16<sup>th</sup> November at 5pm with Steve Young and Keith Iddon from LCC. Meeting reconvened at 8:20pm.

5. **North West Stages car rally 2019**

This was discussed & **it was resolved that given the information received by Councillors during the adjournment in relation to the event, the Parish Council were in full support of the event but did request to the representatives that contact should continue with any relevant updates ahead of the event in March 2019. The Clerk would add a statement to support the event on the website.**

6. **Lancashire fire service response**

Representatives from Lancashire Fire Service had a meeting with Councillors in response to the letter sent from the Parish Council in May 2018. **It was resolved that there would be a public meeting on Saturday 15<sup>th</sup> December in Calder Vale Village Hall to address community concerns around the fire on Vale Terrace in May 2018. The Lancashire Fire & Rescue Service would address the public with details of what actions were taken on the evening of the fire (but would not be discussing cause of the fire), mitigating actions since the event and also give any additional information, as required around fire safety and home visits. The meeting would also include a rep from Age UK and United Utilities. Clerk to inform the author of the OUTLOOK (the local newsletter) of the meeting / details and arrange for flyers to be made / posted ahead of the event to advertise it.**

7. **Utility priority services register questionnaire**

Clerk asked the Councillors the following 2 questions to obtain answers to feedback to the questionnaire co-ordinator; 1.Are Councillors aware of the priority register & registration for people who may consider themselves more vulnerable than the average at times of electricity disruption? Answer – All present answered “no”.

2.Would the Parish Council be interested in promoting in their Parish a local scheme targeted at trying to ensure that all people that may be eligible are part of the priorities services register? Answer – Yes.

**It was resolved that the Clerk would send these responses.**

**8. Planning applications:**

- a. Application: 18/00745/REMMAJ - Reserved matters application for appearance, landscaping, layout and scale for the erection of 44 dwellings following outline planning permission (15/00928/OUTMAJ) @ Land Off Calder House Lane – This was discussed and **it was resolved that the Parish Council wish to object to this application for the following reasons: There is no provision of a footpath on the south side of Calder House Lane. The provision of a footpath on this side of Calder House Lane is important to ensure the safety of residents walking to Garstang Road. This is particularly important when the position of the bus stop on the western side of Garstang Road is to the south of the junction with Calder House Lane. No improvements to the junction of Calder House Lane and Garstang Road are shown. Garstang Road is the primary access road from the south to Garstang. It is a bus route and carries a high proportion of the heavy goods vehicles which serve the businesses within the Garstang area. The location of the junction is close to the entrances into the Garstang Academy. Garstang Road is the only access for both traffic and pedestrians to this facility and as a consequence there is major congestion during the peak morning and afternoon periods. Calder House Lane is also the main route to the industrial area around the Kenlis area which is located to the east of the site and large heavy goods vehicles use the road on a 24 hour basis to service these businesses. The additional traffic from this proposed development will compound the safety issues for the local community at this location.**

**Due to the increased level of traffic improvements to this junction should be undertaken to improve safety for both pedestrians and vehicles.**

**No improvements to the footpaths along Garstang Road on the western boundary of the site are shown. These footpaths are very narrow and substandard and are used by children walking from Catterall to Garstang Academy. Provision should be made to improve these footpaths by using the boundary edge of this site to increase their width.**

**The Parish Council has concerns regarding the applicant’s proposals for dealing with the surface runoff from this development. Whilst the site is contained within a Flood Risk Zone 1 it bounds an area to the south that is within a Flood Risk Area 2 and 3 and there are also a number of water courses in close proximity to the site. The site and surrounding land are relatively flat so it is not possible to determine a definitive bound between the various Flood Risk Zones.**

**The Little Calder River which bounds the site to the east and runs close to the southern site boundary carries significant quantities of surface water which is generated from the Bowgreave area to the north (this is the main surface water drainage for the area). At times of high rainfall, the water level in this river rises very rapidly and runs at nearly full capacity. The proposal of a manhole with a hydro-brake leading to an outfall structure and then an open ditch leading to the Little River Calder may be insufficient at times of high rainfall to deal with the surface water runoff and increased water within the river. This has the potential to lead to a flooding risk to the proposed new properties.**

**Recommend to Wyre Planning that they refer this matter to their Drainage Consultant to determine the effectiveness of the surface water drainage proposals for the site. There are also concerns with regard to the appearance of some of the new properties in relation to their location within the development. The existing properties in Calder House Lane are all stone build and have historic significance within the Bowgreave area. The affordable housing proposed adjacent to Calder House Lane and directly opposite the stone cottages are shown being built with brick facades clearing this will conflict in appearance with the existing properties. Some larger properties with stone facades are shown near to the junction of Calder House Lane and Garstang Road.**

**Request that Wyre Planning reviews the locations of property types and the construction materials to be used to ensure that the proposed properties are complimentary and sympathetic to the surrounding existing properties.**

- b. Application: 18/00762/FUL – Erection of single storey rear extension @ 4 Broomfield, Bowgreave. This was discussed and **it was resolved that there were no objections / comments.**

- c. Application: 18/00691/FUL – Conversion of agricultural building to holiday accommodation @ Greenhalgh Castle House, Castle Lane. This was discussed and **it was resolved that the Parish Council wish to object to this application for the following reasons: There is concern over the applicant’s interpretation of Wyre Policy SP13 and Policy EP09 of the emerging Local Plan in relation to development within the countryside. The conversion of the existing purpose steel frame building will require significant structural and cosmetic changes to make it suitable for residential use. This will constitute almost a total new built property which will not be in accordance with Wyre Council’s policies on development within the countryside.**

Signed .....Dated.....

The Parish Council agrees with Wyre Council's Drainage Engineer that further details need to be submitted by the applicant on how both surface and foul drainage will be dealt with if the building is converted to residential use. The access to this property at the end of Castle Lane is via an unmade track which is also a public footpath and the Applicant has made no comment on any potential changes to this track to allow cars to get to the property. Request that Wyre Planning considers the environmental and ecological issues relating to changes to this track particularly if it is proposed to upgrade it to a paved road. In addition, any changes to this track will have detrimental visual impact on the area and residents in the adjoining properties and members of the general public using this footpath will have a loss of amenity.

- d. Application: 18/00476/FUL – Porch & bay window extension to front elevation & single storey extension to rear, sloping roof to existing side extension, front & rear dormers @ 30 Greenacres Drive. This was discussed and **it was resolved that the Parish Council has no further comments on this planning application in addition to that made previously when it brought to Wyre Council's attention that the proposed porch is in front of the building line of the adjacent properties.**
- e. Application: 15/00928/DIS – Application for the discharge of condition 3(highways improvements), 4(visibility splay), 5(environmental management plan), 6(travel plan), 7(affordable housing scheme), 8(drainage of foul & surface water), 9(drainage management plan), 10(mitigation measures FRA), 11(tree protection plan), 13(landscaping). 14(desk study), 15(gas protection measures) & 16(scheme for public open space) on planning permission 15/00928/OUTMAJ @ Land Off Calder House Lane. This was discussed and **it was resolved that there were no objections / comments.**
- f. Application: 18/00824/FUL - Erection of 6 detached dwellings and garages (alterations to plot 1-5 and 60) including access arrangements to planning permission 15/00891/OUTMAJ and 18/00059/REMAJ) @ Land adjacent Garstang Country Hotel & Golf Club, Garstang Road. This was discussed and **it was resolved that there were no objections / comments.**
- g. Application: 17/00030/NONMAT – Non material amendment application for the addition of a knee rail fence to approved application 17/00030/REMAJ @ land rear to Bowgreave House Farm, Garstang Road, Bowgreave. This was discussed and **it was resolved that there were no objections / comments.**

9. **Proposed main modifications 2018 of the Wyre draft local plan**

The main modifications were discussed and **it was agreed that there were no comments to be made.**

10. **Financial regulations**

The current Parish Council Financial regulations were reviewed and **it was resolved that the final content was agreed.**

11. **Financial statement for Building Society**

**It was resolved that the following figures be noted: £2,019.47 (statement dated 07 September 2018) & Clerk's salary account balance £2,445.51 (statement dated 10 September 2018)**

12. **Financial statement for Clerk's Salary account**

**It was resolved that the following figures be noted: bank transfers to pay Clerk's salary: August 2018 (£356.72) & Sept 2018 (£356.72 & £25.87 - pay adjustment to include 2% agreed payrise from April – July)**

13. **Payment of tax**

**It was resolved that the bank transfer to HMRC of £2 (tax owed from 6<sup>th</sup> April 18 – Oct 5<sup>th</sup> 2018) be retrospectively agreed.**

14. **Current clerk's salary account arrangements**

The account was discussed and **it was resolved that the Parish Council should make enquiries to banks with a view to open a new bank account which would enable all transactions to come out of one bank account with no further need to have an account purely to manage the Clerk's salary.**

Signed .....Dated.....

15. **Payments**

**It was resolved that the under mentioned payments be approved. There was suggestion of a payment to the Clerk's salary account as a buffer, but due to the agreed resolution at item 14, this is no longer required.**

100286	Clerk's salary account(Lloyds Bank)	The 2% Clerk's pay increase for financial year 2018/19.	£79.80
100287	Lancashire Training Partnership	1 module of the Clerk's and Councillor's course (refresher).	£63.00

16. **Dates for the Parish Council meetings throughout 2019**

**It was resolved that the dates for the meetings throughout 2019 would be: 9<sup>th</sup> January, 20<sup>th</sup> March, 15<sup>th</sup> May, 17<sup>th</sup> July, 18<sup>th</sup> September & 20<sup>th</sup> November.**

Signed .....Dated.....