

STALMINE-WITH-STAYNALL PARISH COUNCIL

Minutes of the meeting of the Parish Council held on Tuesday 13 March 2018 at 7.00pm at the Village Hall, Stalmine

Present: Cllrs D Forshaw (Chairman), D Booth, A Haydock, K Jenkinson, S Pelham, T Williams.

In attendance: Alison May, Clerk to the Council, David Thow, Head of Planning at Wyre Borough Council and 33 members of the public.

142(17-18)1 Apologies for absence

None

143(17-18)2 Declaration of interests and dispensations

Cllr Forshaw; Cllr Pelham; Cllr Williams; – item 15

144(17-18)3 Minutes of the last meeting

Resolved: that the minutes of the meeting held on 13 February 2018 be agreed as a true record.

145(17-18)4 Public participation (including police report)

Councillors **resolved** to adjourn the meeting to allow members of the public to bring matters relating to the agenda to the attention of the council.

- A presentation was made to the council and residents by David Thow, the head of planning at Wyre Borough Council. He explained that the draft local plan had now been submitted for consideration and it was hoped that it would be implemented later in the year or early next year. As the plan hasn't officially been signed off, the development plan the council has to follow is still the 1999 plan. The problem with this is that it is now out of date in respect of the type and number of houses required. In the intervening period there have been a number of government changes to the planning system, with planners having to factor in these changes when making decisions and take note of the National Planning and Policy Framework (NPPF), which came into being in 2012. A housing market assessment at the time showed a need for 479 properties to be built per year in Wyre up to 2031. One of the difficulties faced is that the borough is constrained by highways and flood zones resulting in the draft plan being able to accommodate the building of only 411 properties per year. The Government has yet to approve this revised figure.

Planning decisions are made in accordance with the NPPF, with the balance being tilted in the favour of granting planning permission unless the harm of granting it would significantly outweigh the benefits. In terms of grounds for rejection it is possible to look at only material planning considerations, it was explained that the right to light is not straightforward as this will depend on whether the orientation of the proposed development will overshadow/block light and may even include a legal right to light if it is something that has been there for a long time. He went on to explain that it is possible for planning permission to be granted, but development can still be prevented from going ahead because of a pre-existing right – planning permission does not dispense with private rights.

Mr Thow explained the requirement placed on the team to take account of comments made by strategic consultees such as highways, United Utilities and the Environment Agency. Weight has to be given to the comments they make and if they don't propose grounds for refusal then it is very difficult for the planners to refuse an application. They would have to prove that the

advice given is wrong. Were they to refuse an application and the applicant was later granted approval for the development on appeal, then this could result in a cost (borne by the council tax payer) to the council.

There is no requirement in law for neighbours to be notified by letter of an application, although Wyre does adopt this practice along with notices on lampposts.

The planning team is not resourced to police every planning development but does have a small enforcement team, which is re-active rather than pro-active in terms of the investigations it carries out.

The education authority is informed of larger-scale developments, with Lancashire County Council having a formula that calculates developer payments towards school places. This incorporates both past and future development. Where the funding goes is dictated by LCC with a maximum of five provisions per school, the sixth has to be directed elsewhere.

Village plans are useful where residents wish for more properties to be built than are included in the local development plan, or where they wish to nominate specific land. They cannot be used to create less development.

Infrastructure is not something that the planners have control over, however an Infrastructure Delivery Plan is available on Wyre's planning website as part of the proposed development in the borough.

Members of the public addressed the council re concerns over:

- Planning application 18/00178/FUL. Neighbours highlighted the narrow approach to the property and the increase in the number of vehicles this initiative will create along the lane if planning permission is granted. It was pointed out that the entrance to and access from the lane is via the A588, the second most dangerous road in Britain. The increase in additional vehicles entering and leaving the lane will only increase the risk. It was acknowledged that a number of parking spaces were proposed at the property, however, there was concern that if these were full people may attempt to park on the lane, thereby creating a hazard and preventing neighbouring properties safe access. It was also felt that the proposal is out of keeping with the area.

On the conclusion of public participation councillors **resolved** to reconvene the meeting.

Councillors **resolved** to bring agenda item 15 forward

146(17-18)15 Planning applications

Councillors named at item 143(17-18)2 were excluded from the discussion

Application Number: 18/00178/FUL

Proposal: Change of use of existing domestic outbuilding to cafe/tea room.

Location: 19 Brickhouse Lane, Hambleton, Poulton le Fylde, Lancashire

Resolved to object to the proposal on the basis that access to and from the property by multiple vehicles is not suitable given the narrowness of the lane, poor sightlines and creating more traffic turning off and on to the A588. Councillors are also of the opinion that the proposed tea room is out of keeping with this semi-rural area.

147(17-18)5 Highways issues

Following yet another accident on Stricklands Lane, where the gas main has been damaged outside a property for the second time, councillors again expressed their concerns over the safety of the A588. They acknowledged the need for the proposed root and branch review of the road suggested by County Councillor John Shedwick when he addressed the parish council in February, and highlighted specific items needing attention. They also took on board the issues raised by residents of Stalmine at the February meeting. The council **resolved** that the measures discussed in February to improve highway safety should be included in the review, namely 1). There is an urgent need for road speed reduction. 2). There is a requirement for traffic calming measures, particularly on the approach to the bends at the junction with Carr End Lane and at the junction with Moss Side Lane. 3). Improved road signage along the route, with signage starting in advance of known accident blackspots; installation of more 'chevron' signs to warn of a bend in the road. 4). Installation of safety barriers to protect pedestrians at known accident blackspots. 5). Better speed enforcement by the police.

148(17-18)6 Annual Governance review

Having considered the various internal control documents councillors **resolved** to approve the amendments to the Standing Orders, Financial Regulations, Risk Management Register and Schedule of Assets. Councillors noted that no changes were required to the Risk Management Plan or the Annual Parish Meeting Standing Orders.

149(17-18)7 Review of Model Publication Scheme, Information Security Policy and Complaints Procedure 2018

Councillors **resolved** to adopt the updated Model Publication Scheme and to readopt the Complaints Procedure and Information Security Policy without change

150 (17-18)8 Summer planting

Councillors **resolved** to purchase the same mix and number of plants as last year for all but the 'cart' display, which would be planted up in red, white and blue for the RAF centenary, and to delegate the final decision to the Clerk. Councillors noted that repairs were needed to the cart to see it through this season.

151(17-18)9 Arrangements for the Annual Parish Meeting and the Annual Meeting of the council

Resolved for the Annual Parish meeting to start at 6.30pm and the Annual Meeting of the Council to start at 7pm on 8 May 2018.

152(17-18)10 Playzone opening ceremony

Resolved not to hold an official opening ceremony for the Playzone, but to announce in the Focus magazine when it will be suitable for use, online and if possible via an external council magazine.

153(17-18)11 Possible joint meeting with Halite

Resolved to bring questions back to the next meeting of the council so that these can be forwarded to the nominated borough councillor link with Halite's consultants. The clerk to determine who that contact point is.

154(17-18)12 Community bus

Resolved that the council was not in a financial position to run or contribute to a Sunday bus service.

155(17-18)13 Injustice to Lancashire communities re flooding

Resolved that the council will give its support to the proposal by Churchtown Flood Action Group to request that the 15 Lancashire MPs convene a meeting to discuss problems specific to this area.

156(17-18)14 SLCC

Resolved to renew the clerk's membership of SLCC at a total cost of £185 for 2018/19, with the cost being shared 50/50 with Preesall Town Council (£92.50 each).

157(17-18)16 Finance

Councillors **resolved**:

a) To note the following receipts:	
Current account	20.00
Business reserve account	16,000.98

b) To approve the following payments:	Cheque	
Insurance for playzone (paid on 27 Feb)	01439	100.03
Payroll	01440,01441,01442	915.70
Clerk's expenses (on behalf of council)	01440	86.78
Lengthsman's expenses (SLN on behalf of council)	01441	11.25
Extra lengthsman's expenses (BH on behalf of council)	01442	38.80
Wyre Building Supplies inv153728,155608	01443	8.53
Playdale playgrounds inv 030652	01444	18870.24
SLCC (50% of membership fee)	01445	92.50
Preesall Auto Discount Centre Ltd (inv 802)	01446	22.49
LALC (inv 1963) from 1 April	01447	224.81

c) To note the following payments by standing order:	
Easy Websites (monthly hosting fee)	24.00

d) To note the statement of accounts for month ending 28 February 2018 (circulated at the meeting)	
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e) To approve the transfer of £16,000.00 from the business reserve account to the current account	
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158(17-18)17 Reports from outside bodies (for information)

None

159(17-18)18 Clerk's report (for information)

In addition to items in the report the clerk made councillors aware of data protection training for the clerk and one councillor being run by Wyre Council on 16 May from 6-8pm. Cllr Williams expressed an interest in attending. The clerk also informed them that the Big Lottery Fund had not selected the playzone grant for monitoring and that the application was now closed.

160(17-18)19 Items for next agenda

Councillors were asked to think of questions to put to the nominated borough councillor in respect of Halite's activities. Councillors were asked to raise matters to be included on the agenda for the next meeting of the parish council by notifying the clerk at least 10 days before the next meeting. A summary of the reason for raising the matter should be provided.

161(17-18)20 Date and time of next meeting

The next meeting of the parish council will be on **Tuesday 10 April 2018** at 7.00pm.

There being no further business, the Chairman closed the meeting at 9.15pm.