

Barnacre-with-Bonds Parish Council

MINUTES

Of the Parish Council Meeting which took place virtually, via Microsoft Teams on Wednesday 13th January 2021. 7.30pm.

1. Present: Parish Councillors Commander, Howell (Chair), Fennel, Forshaw, Ibison & Marsh.
Apologies: Received from Councillor Gorst who has no access to the technology required.
2. Minutes from the meeting held on 18th November were discussed. **It was resolved that the Chair would sign the minutes when able to do so. Covid19.**
3. **Declarations of interest** – There were no declarations of interest declared.
4. **Period of public discussion / chance to review Clerk’s report / receive updates from Police, Borough & Parish Councillors re meetings, groups, visits, training courses etc** - The meeting was adjourned at 7:35pm:
Councillor Howell reported that the work at the Toppings was complete except the 2 missing lamp posts required at the track to the river. Councillor Howell will keep an eye on this / chase as necessary.
Nothing to report / no updates from the Garstang Neighbourhood Plan discussed at the previous meeting or the Garstang Market Town trading working group.
No further update either from the tree officer in relation to the 2 trees that were removed on Bowgreave. An interview under caution was meant to be taking place.
Councillor Commander reported that there had been a few incidents with HGVs getting stuck around the railway and canal bridges in the Ray Lane area of the Parish. Clerk was going to write to Highways to ask if additional signage could be considered earlier on the approach from Calder House Lane to ensure drivers were aware of height / weight restrictions.
Councillor Ibison reported that B4RN have now blown the fibres through to the reservoir & Strickens Lane, Barnacre and Burns Farm will be connected soon.

Meeting reconvened 7:48pm.

5. **Community event**
This was discussed. **It was resolved that given the current pandemic situation that this be carried forward to the next meeting to be reviewed again at that time.**
6. **Lancashire County Council’s consultation on proposed budget for 2021/22**
This was discussed and noted as received. No comments.

Signed Date

7.Planning applications

a. Application 20/01198/FUL – Erection of a single storey detached building for ancillary accommodation @ Bond Fold Farm, Castle Lane - This was discussed and **it was resolved that the Parish Council object to the application for the following reasons:**

- The location of this proposed new dwelling falls within designated countryside as defined by the adopted Wyre Borough Local Plan. The site is located within green field agricultural land which is not designated for development within the current Local Plan (2019 – 2030).
- Wyre Council’s Planning Policy SP13 seeks to prevent development within the countryside in order to protect its intrinsic open and rural character. It is a fundamental part of Wyre’s overall planning strategy that policies for the control of development outside the defined settlements should restrict proposals to those which are actually required to support the areas predominant land uses.
- The development is designated by the applicant as a single detached building for ancillary living. The proposed building is sited some distance away from the main Bonds Fold Farm building and is set in its own grounds. The Parish Council considers that in this setting it cannot be seen as an annex to the main property for ancillary living but a separate main residential property.
- The site is set well back from Castle Lane and does not conform to the current residential curtilage of Bonds Fold Farm or the adjoining properties. No details are provided of the access to the proposed site so some hard surface road construction will be required to gain access from Bonds Fold Farm or Castle Lane. This proposed access road will be situated in an area designated as flood risk 2 and the construction of a hard surface road will increase surface water run-off and increase flooding issues at times of high rainfall.
- The site lies within a flood risk zone 2 and has a history of flooding and in the opinion of the Parish Council is unsuitable for development. The Environment Agency have mentioned in their consultation for a previous planning application for development of an adjacent site (Application No 17/00241/OUT) that Environmental Legislative Conditions may need to be met should planning consent for this development be given. The Parish Council would expect that compliance with these conditions would be included within any planning consent given by Wyre Council.
- The proposed site is adjacent to the curtilage of two listed buildings, Bonds Fold Farmhouse and Greenhalgh Cottage and is within a short distance of a Scheduled Monument, Greenhalgh Castle. The applicant has not given any statement in relation to the heritage issues relating to the site and has failed to recognise the historic significance of the location and the importance of the adjacent listed buildings and the nearby Scheduled Monument. The Parish Council considers this proposed dwelling will have a detrimental effect on these important historic buildings.

Signed Date

- No details have been provided of the proposed foul and surface water drainage from the site. Make a request that Wyre Planning ensures that adequate foul and surface drainage and a flood risk assessment is provided by the applicant in accordance with Environment Agency requirements and statutory undertakers (United Utilities) requirements if planning permission is granted.
- There has been a significant amount of recent development along Castle Lane which is a single-track road with no passing places or footpaths and is also used by the wider community for walking. The Parish Council is concerned that further development along Castle Lane, even one dwelling as proposed in this application, will impact on road safety.

b. Application 20/01165/FUL – Erection of a single storey side extension (following demolition of existing outbuilding) @ 20 Burnside Avenue, Calder Vale. This was discussed and **it was resolved that there were no comments.**

c. Application LCC/2020/0069 – Full planning application for 3 storey, 45 bed space care home facility, widening and rerouting of access road, new car parking areas, summerhouse, energy centre, cycle and bin store and landscaping. Outline planning application for development of 3 storey extra care facility consisting of 65 apartments along with subsequent demolition of existing care home @ Bowgreave Rise, Garstang Road, Bowgreave. This was discussed and **it was resolved that the following comments be sent to Lancashire County Council:** The initial concern expressed by the Parish Council at the last consultation was the welfare of residents and their families whilst moving during development and the stress that the upheaval would have caused. This issue appears to have now been addressed; with the move to take place ahead of demolition of the existing building. Therefore, there is now full support of this development. There is acknowledgement that this is an excellent facility for the whole of the Garstang area and a significant investment to the wider rural communities.

Also stress that when the time comes to moving people into the new facility; that this is done so in a caring & careful manner and with the full support of families involved.

8. Financial transactions

It was resolved that the Chair would sign the bank statements showing the following transactions being authorised:

Bank statement	Paid IN / OUT	Date	Paid to	Amount £	Payment method
November	OUT	18.10.20	N Mason (salary)	441.00	SO
November	OUT	02.11.20	Easy Websites (service / maintenance)	27.60	DD
December	OUT	18.11.20	N Mason (salary)	392.48	SO
December	OUT	23.11.20	Mrs H Forshaw (2 x remembrance wreaths)	40.00	BACs
December	OUT	27.11.20	Garstang Christmas Lights committee (donation)	300.00	BACs
December	OUT	27.11.20	Autela payroll (invoice 4281 payroll services)	62.30	BACs
December	OUT	01.12.20	Easy Websites (service / maintenance)	27.60	DD

It was noted that the salary of £441 was reported at the previous meeting incorrectly, as the statement containing that transaction had not been received at the time.

Signed Date

9.Bank statement

It was noted that the current bank balance was £4,471.40.

10.Recomendations from Personnel Advisory Committee

The Personnel Advisory committee members had met and recommended to the Full Council that the Clerk's salary for 2021/22 would remain on the scale point 9 and would increase in line with the new national pay increase when this was agreed and published. This was discussed and **it was resolved that all were in agreement. When the information is available / published; Clerk could inform payroll services to avoid delay in any increase to pay.**

11.Precept 2021/22

This was discussed and using the precept budgeting paper was used to determine the precept amount. **It was resolved that the amount to precept for 2021/22 was £8,455.**

12.Retrospective payment for authorisation

Chq / BACs	To pay	For	Amount £
BACs	HMRC	Tax months 7-9 (Oct – Jan 21)	17.80

It was resolved that the above payment be authorised.

13.Payments for authorisation

Chq / BACs	To pay	For	Amount £
BACs	Mrs N Mason	Microsoft 365 1 year subscription for Business standard.	124.97
BACs	Barnacre memorial hall	Hall hire for face to face meetings held in January and March 2020.	£50.00

It was resolved that the above payments be authorised. It was noted that the agenda had the amount to be reimbursed to Mrs N Mason as £827.98, not the authorised amount of £124.97. This was because there had been an issue with the laptop order and the laptop originally purchased was no longer available. A different laptop had been identified at a lower cost of £649.99 and Clerk had permission to make the purchase and reimburse the cost on delivery of the laptop with no need to wait until the next Parish Council meeting. Noting also that the Parish Council had secured the full £500 IT grant from Wyre which Clerk would progress once invoices for goods were obtained. Clerk asked what would be done with the old laptop and it was resolved that this be an item for discussion at the March meeting.

14.Next meeting

The next meeting of the Parish Council will take place, virtually on Wednesday 17th March 2021.

Meeting closed at 8:30pm.

Signed Date