

Barnacre-with-Bonds Parish Council

MINUTES

Of the meeting which took place immediately following the Annual Parish Assembly on Wednesday 18th October 2017 at Barnacre Memorial Hall.

1. **Present:**

Councillors Commander, Forshaw, Gorst, Howell (Chair), J Ibison and 1 member of the public.

Apologies:

Councillors T Ibison and Marsh.

2. **Minutes**

It was resolved that the minutes of the meeting on 12th July 2017 having been circulated previously be approved and signed by the Chairman as a correct record.

3. **Declaration of interests**

None received.

4. The meeting was adjourned for a period of public discussion at 7.35pm, giving members the opportunity to update on any meetings attended, to make any comment on the Clerks report & to receive any updates from both Borough & County Councillors. Meeting reconvened at 8.15pm. Garstang Town Councillor R Brooks gave Councillors additional information re Garstang Town Neighbourhood Plan and ran through the proposal. Discussions took place re the land at Castle Lane which GTC would like to include within the administrative area that Garstang neighbourhood plan would cover.

5. **To Discuss Garstang Town Council Neighbourhood Plan & agree way forward**

Following Councillor Roger Brooks' run through of the proposal during the adjournment of the meeting, Councillors discussed the proposal in detail.

It was resolved that the Parish Council did not agree to the land to the east of the River Wyre which is adjacent to Castle Lane and in the Parish of Barnacre-with-Bonds being incorporated into the area covered by the proposed Garstang Neighbourhood Plan. Therefore, no agreement for this proposal would be provided by Barnacre-with-Bonds Parish Council at this time. However, further consideration would be given to the proposal by Barnacre-with-Bonds Parish Council on receipt of the following further information:

1. Details of extending the area into Bonds with a view to potentially create a joint-plan as equal partners.
2. Details Garstang Town Council's intentions in relation to their proposals for developments and changes in land use within the Neighbourhood Plan.
3. Details of Garstang Town Council's proposals for the constitution and formation of any steering group committee that may be created in relation to the current plan and any future joint plan.

SignedChair

Date

6. Wyre Local Plan

This was discussed and it was resolved that the following response be sent: Barnacre-with-Bonds PC consider it imperative, that to control development there should be a local plan. That key issues should also have been included – the current schools and local infrastructure is already stretched and is not capable of supporting the level of development proposed without major investment in this area. With this in mind, there should be an onus on developers to contribute to improving road infrastructure (for increased traffic) & services; Drs, Dentists, Police and Fire Service.

There should be assurance that there is a mix of properties (from large detached properties to smaller semi detached / terraced properties) to reflect the demographic with adequate recreational areas including open spaces. And the sustainability appraisal provided a good overview of the Local Plan.

6. B4RN Network / fibre optic broadband opportunity for Calder Vale

This was discussed and it was resolved that Cllr J Ibison would obtain contact details for B4RN, get in touch with the company and potentially invite them to give a presentation to Calder Vale village at a public meeting in the new year.

7. Dept Communities & Local Government Consultation on planning for the right homes in the right places

NALC are to respond to this consultation on behalf of local councils that it represents. This was discussed and it was resolved it be received, but no comments noted.

8. Personnel Committee

The next meeting of the Personnel Committee was discussed and it was resolved that the meeting would take place ahead of the January regular meeting at 7pm. A reminder to all Councillors that any personnel issues that needed to be raised should be brought to the attention of Cllrs J Commander, T Ibison or N Howell beforehand.

9. Planning matters

- Prior approval application: 17/00625/COUQ – Prior approval for a proposed change of use of an agricultural building into a dwelling Location: Greenhalgh Castle Farm Castle Lane. It was resolved that the objection already sent to the planning department be formally approved. Reasons for objecting as follows:

The Applicant states in his Supporting Statement that this building has only been the subject of one previous application. This is incorrect as the Parish Council has supplied comments on three previous applications for change of use of this building which were subsequently withdrawn by the Applicant. These were Application Nos 09/00001/FUL, 15/00144/FUL & 17/00101/COUQ.

Whilst the Applicant has provided a timeline for agricultural use of this building in the recent past local residents have advised the Parish Council that this building has not been used for many years and was not originally a barn used for agricultural purposes. It was constructed after the farm buildings at Castle Farm were converted to residential properties and has not served any agricultural purpose.

SignedChair

Date

The Parish Council recommends that Wyre Council investigate this matter as it would seem fundamental to this building falling within the eligibility criteria of Class Q of the GPDO 2015 Government Legislation. This legislation requires that no structural changes are made to buildings of this type. The Parish Council requests that Wyre Planning assesses this requirement in conjunction with the Building Regulations in determining the suitability of this building for conversion to a residential property. The Parish Council wishes to bring to the Planning Committee's attention that the Applicant's design statement indicates that timber cladding would be applied to the frame at upper levels replacing the existing boarding to the upper part of the outer shell (point 3,4 page 4). This would constitute a change to the external appearance of the building.

The Applicant has not provided any details to address surface water drainage issues relating to the change of this building for 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. The Parish Council requests 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.

- Application 17/00241/OUT – Outline application for one new dwelling and access @ Land North of Castle Lane. **It was resolved that the previous objection sent on 27.04.17 still relevant, although this application had been reviewed again no further comments to make.**
- Application 17/00555/FUL - Erection of a conservatory at The Old Shippon @ The Old Shippon Arkwright Farm Eidsforth Lane. **It was resolved, no objection.**
- Application 17/00405/FUL - Conversion of attached utility/domestic store outbuilding to create additional living accommodation and alterations to create first floor windows and roof light @ Moor House Farm Reservoir Road Barnacre. **It was resolved, no objection.**
- Application 17/00657/FUL – Two storey side extension @ 7 Gryersdale Drive, Bowgreave. **It was resolved that the objection already sent to the planning department be formally approved. Reasons for objecting as follows: The proposed extension is sited directly above the surface water discharge pipe from the attenuation tank that serves the whole of this estate; as a consequence the Parish Council recommends that Wyre Planning seeks advice from United Utilities with regard to their access and easement requirements for this pipeline. The surface water drainage ditch at the rear of this property is completely overgrown. This is a major concern as flooding of downstream properties has occurred in the past due to the discharge point from this ditch to an underground pipeline becoming blocked. It is the Parish Council's understanding that Condition 13 of the original planning consent (12/00547/FULMAJ) for the construction of the dwellings at Gryersdale Avenue required that adequate surface water drainage was provided from the development. This should include maintenance of the system to avoid flooding to adjacent properties**

Signed

Chair

Date

The development at Gryersdale Avenue only received planning permission in 2012 on the basis that all of the dwellings constructed were to be affordable houses. This proposed extension to one of these properties will increase its value and remove it from its affordable status. Also agreed to ask Wyre if any restrictions or covenants were place on these properties at the time of their construction to ensure that they cannot be extended so that they remain as affordable housing.

- Application 17/00715/FUL – Conversion of existing attached double garage to ancillary living accommodation and creation of new window openings in front, side and rear elevations @ Moor House Farm Barn. **It was resolved, no objection.**
- Application 17/00853/FUL – Replacement of existing garage and external store @ 2 Spring Cottages, Ray Lane, Barnacre. **It was resolved, no objection.**
- Application 17/00892/FUL – Erection of an agricultural workers dwelling & associated domestic curtilage, hardstanding & parking area @ Lower Lingart Farm, Forge Lane. **It was resolved, no objection.**

11. Financial statements

It was resolved that the following financial bank statements be noted: Building Society account balance is £1,729.84 (07 September 2017 bank statement) & Clerk’s salary account balance is £2,102.82 (10 October 2017 statement)

12. Autela payroll invoicing

Clerk informed the Council that due to the fact that there are only 5 meetings of the Council a year, the average days to pay invoices to Autela are 76. As payments require authorisation at meetings, it is taking too long to pay the invoices and there will be additional charges incurred as a result in the future. Autela have agreed to invoice for services 12 months in advance if the Council agree. This will commence in the new financial year. This was discussed and **it was resolved that the Parish Council would agree to paying in advance for payroll services.**

13. Payments

It was resolved that the under mentioned payment be authorised.

Cheque no	Payee	Reason	Amount
100273	Autela Payroll Services Ltd	Parish payroll & Workplace pension assessment (July – Sept 2017)	£38.40

14. Meeting dates for 2018

It was resolved that the dates for meetings to be held in 2018 would be: 17th January, 18th April, 16th May, 11th July and 17th October.

Meeting closed at 9.40pm.

Signed

Chair

Date