

Minutes for the PC meeting of 12th January 2012 (Nether Wyresdale)

Present: Cllrs Atkinson, Gorst, Hesketh, Babbs and Anderton, County Councillor & Wyre Borough Councillor Val Wilson, the clerk and over 30 members of the public.

1. Apologies for absence:

Cllr Cottle

2. Declarations of Interest:

None

3. Minutes from last meeting & AGM minutes:

Signed as a correct record

4. Matters arising:

Parish Council website

Mike Otter presented the chairman with his cheque for £300.00. He stated that he helps parish councils with county hall matters as well as a variety of other issues. He thanked the clerk for enabling him to attend the meeting.

Dolphinholme parking

Due to several other pressing issues and the potential duration of this meeting, it was decided to defer this item until the March meeting.

Register of interest forms

Cllr Gorst gave the clerk his completed copy.

Wyresdale Park complaint letters

The Clerk confirmed that she had passed on the contact details of the two complainants that had given their permission, to James Whewell, who intends to write an apology to them. One of the complainants expressed his wish for the parish council to monitor the situation and continue to represent his and others concerns.

Dog bin

The clerk confirmed that she had emailed John Bettle (Wyre Council) requesting a dual purpose bin rather than moving the existing bin further up Station Lane and that she had provided him with Cllr Hesketh's contact details.

Drains (Tythebarn Lane)

The clerk reported these to Highways who have agreed to inspect and arrange work as required.

Pavement/Rd maintenance (Station Lane)

Clerk reported the grass growing through the pavement and road near the railway bridge, also on Tythebarn Lane to Highways (response as above).

5. Open forum:

Potential closure of Garstang Leisure Centre

The clerk stated that she had received a call on 28th December regarding this issue and asked the public present if they had any comments. The public had no comments to make. Val Wilson stated that there is an online consultation on the Wyre Council website to make comments before 27th January. The PC stated that the leisure centre was a vital facility for the community, that there was no viable alternative and strongly objected to the closure. The clerk will wait until any further comments are received following the meeting before contacting Lynne Bowen who is dealing with this issue.

Planning application 11/00839/FULMAJ (Wyreside Hall)

The parish council invited members of the public to comment through the chair. In order to assess the numbers for and against, there was a show of hands, 22 were for the application and 9 against it. The PC requested that all comments be directed through the chair starting with those who were in favour followed by those who were opposed. The majority of the public present, live within the parish. A summary of comments received were as follows:

Mr Steve Hinde

Lives in close proximity (on the corner of Wagon Rd) to the proposed development and he had noted that few cars travelled along the route concerned. The property is crying out for someone to develop it and preserve it as a heritage for the future. The applicant wanted to achieve this and create jobs. Mr Hinde has experience with the hall as he has worked on the property for the last 6 months.

Mr Keith Parker

Sent a letter to the parish council in favour of the application. With regard to road issues, he believes most people will approach from the motorway and not Tinker's Lane. He felt light pollution would not be a problem.

Mr Matt Hodges

Is concerned about traffic and road safety issues. Location near Banton's is preferable for access. He felt that as the condition of Wagon Rd has been raised many times in the past (with Highways).

Mr Birchall

Asked the parish council if they had an interest in the development. The parish council stated they had no interest. He also asked if they had seen the online plans. The parish council indicated that they had seen all the information. He was concerned about light pollution.

Mr Graham Chapman

Was concerned about traffic issues, stating that there would be a huge increase in vehicles, with the additional problem of SATNAV's guiding drivers down Tinker's Lane. He said that there was no safe way for traffic to use the routes. He stated that the commercial success of the hotel was not guaranteed and therefore the jobs weren't guaranteed. He believes that light pollution is an issue and the development will take away the tranquillity currently enjoyed by the area. This will also have the effect of deterring visitors. In response to a question by Rosemary Hinde, Mr Chapman said he would like to see the hall restored inside its existing structure and used for either a commercial enterprise, or as private homes.

Mrs Suzette Heald (Ellel resident)

Stated that the application was not advantageous to everyone especially walkers and cyclists. She said that verges are torn up and in a mess as it is and the increase traffic will only exacerbate this problem.

Mr Graham Salisbury (Graham Anthony Associates)

Confirmed that the principle access will be used for wedding guests and parties and that the rear access would be used for deliveries. He assured the parish council that there would be no traffic issues as the majority of vehicles will be directed down main roads. An objection had been received from the Highways surveyor who had asked for additional information (including a transport assessment). This will be dealt with in the next 14 days. He stated that other similar developments elsewhere had a minimal impact on the countryside and that it would remain undisturbed. He reminded the public that all information was available on the website. He said that the area was lucky to have a local company developing the site and not a national chain.

The clerk confirmed that she had received 2 emails supporting the application and 1 against it. (Regarding the latter, his letter was forwarded to the parish council prior to the meeting for their consideration.)

Parish council decision

With due consideration to all the above comments, the clerk read out to the public, comments she had received from the members of the parish council as well as additional comments received from them at a later date. The parish council decided to approve the application (4 to 1 in favour), subject to all the comments read out by the clerk and the summary of this decision is as follows:

The parish council have approved the application for the following reasons:

- ❖ The parish council support the idea of using the hall for this purpose as it is otherwise likely to fall into disrepair.
- ❖ There is considerable potential for employment, not just at the hotel but local suppliers of goods and services, who will surely benefit.
- ❖ The proposal will also be to the benefit of visitors and tourists.

However, this is subject to the conditions mentioned below being rectified:

- ❖ Vehicular access is an issue with this development and is inadequate, due to the width of the lanes especially as the transport document refers to a mini-bus a coach and a bus being used to provide transport to the venue as an alternative to the car from the A6 and railway station.
- ❖ A function room for only 100 in 39 bedrooms but parking for over 100 cars. Where will all the people go?
- ❖ As it is to be used for wedding functions, is the function room to be augmented with a marquee with all the noise problems associated with outside parties? The possible use of a marquee on a regular basis to accommodate larger parties should not be permitted.
- ❖ In order to accommodate all the extra traffic this is all going to create, considerable improvements will need to be made to the access route, not just Wagon Road but also the length from Banton's to the Wyre bridge which is liable to flooding in parts and has seen many an accident over the years.

- ❖ The access by Wagon Road is not good enough and will need upgrading at least from Wyreside Hall entrance to the junction with Tinkers Lane if not Street Crossroads as cars cannot currently pass without pulling off the road. At the presentation to the council they talked of 100 person 5* venue but is more likely to be 300- 400 functions in a 5* venue. which by their figures would increase the traffic by over 100 cars / hour which would be an intolerable burden on local traffic without road upgrade. Signage at the exit also should indicate that traffic should turn right by the upgraded road and NOT left which would take them through Lower Dolphinholme which might seem okay on a weekday when Highways may look at it but at night or weekends becomes virtually impassable with parked cars.
- ❖ Having studied all the figures for traffic flow, the parish council are concerned that they feel that this will be best done via Wagon Road. Their map of the development does not show the narrow nature of the road and the sharp corners just on the Scorton side of the tradesmen's' entrance – and others will arrive via Lower Dolphinholme bridge – either because the satnav brings them that way or because they feel it is a good rat run. This is a tortuous route and often has extensive parking on the road side by the bridge and there is the additional problem of farm machinery using that road and this is normally very large and slow.
- ❖ The parish council wonder why they cannot use the main access over the listed bridge. If they are concerned about the exit point being blind then, as a minimum, they could use that for entry and the back entrance as the exit point – i.e. a one-way system.
- ❖ There is potential for light pollution and any floodlighting should be kept to a minimum. Car park & Rd lighting should be low level so as to prevent intrusion.
- ❖ Any Rd improvements made as a result of this application, should be paid for by the developer and not the ratepayers.
- ❖ Concerns revolve round creeping industrialization of the countryside, represented by potential road widening and light pollution such a large development would bring to unspoilt countryside and the parish council believes that the development should be undertaken sympathetically with regards to lighting, traffic and car parking and that the building should be restored in a manner which means it will blend in with the surrounding area and not become an eyesore.

6. Playing field:

Progress report

The clerk stated that as mainly figures were involved, she will deal with this under finance item 14.

Youth shelter

The clerk has made enquired with Lapp Set Playworld who have liaised with Vita Play and found out that the ones shown in the catalogue can be manufactured in green (to blend in). This info has been emailed to Cllr Cottle.

Playing field bin

The clerk read part of an email from Cllr Cottle written on 7th December:

“The main issue then, is that of the bins which is surely not beyond some sort of agreement. If the bins can be situated near to the entrance gateway then at least people could be encouraged to use them on entering or leaving the play area – though in an ideal world we would like bins emptied in other parts of the play area.

As the scheme took shape, we took the view that we should not install bins on the play area itself since un-emptied bins are more of a problem than having no bins there at all. We were assured that the existing bins would continue to be emptied as before and more recently John Bettle of Street scene has told us that all new bins installed will have lids and can also be used for dog muck. Clearly the improvements in the play area have resulted in considerably higher usage.

In addition, though the lengthsman empties them when possible, this emptying is a big problem since so much rubbish is generated especially at weekends and bank holidays as well as in school holidays.

I am therefore in support of a meeting between some of the Parish Councillors and Mark Billington together with the local Streetscene manager – is this John Bettle (?) and also with Val Wilson. Colin is fully up to date with recent conversations and even if we cannot meet before New Year, I am very confident that I am not needed. Personally, I would also involve Josh Rossall who has a good grasp of the practicalities of things”.

Cllr Babbs will contact Mark Billington with a view to arranging a meeting and report back at the next meeting.

Parking

Cllr Babbs confirmed that both sites now require a new planning application but that both sites are viable. The clerk stated that David Thow’s email showed a less favourable response to the idea of creating parking spaces in the church field and his email had highlighted several concerns.

Cllr Babbs stated he has obtained 1 quote for each site:

£55,000 for the church field which is not a option financially &

£44,000 for the area next to the playing field (£15,000 of which would go towards creating an access road to it).

He is still waiting for other quotations to come through. The PC felt that there should be a public consultation before going ahead with either option. For the idea to work, there would have to be enough spaces generated to clear Gubberford Lane of parked cars.

7. Correspondence/circulated items:

LALC – NALC briefing re localism bill emailed

WC – CAB info emailed

LALC – NALC policy consultation (end Dec) re council tax emailed

WC – Full council 1st Dec agenda link emailed

WC – Notification of new register of electors list (for noticeboard)

Charity Commission – Autumn edition of Charity Commission News emailed to Cllr Cottle

LCC – Better working between LCC & parish and town councils emailed

WC – Agendas Cabinet 7th Dec and Planning 7th Dec links emailed

LCC – Winter update emailed

WC – Cabinet 7th Dec agenda item 4 link emailed

WC - Street cleaning task group agenda 12th Dec link emailed

WC – Overview and scrutiny committee agenda 12th Dec link emailed

Lancs & South Cumbria Cancer Network – NHS breast and bowel projects flyer and booking form emailed

Journal of Local Planning – Localism bill emailed

LCC – Winter service bulletin 3rd – 6th Dec emailed

WC – Full council minutes 1st Dec link emailed

LALC – NALC e-bulletin 25th Nov emailed

WC – CSE news 7th Dec re DECC funding emailed

LALC – LALC newsletter Dec, Training programme for 2012 and Annual report

The clerk pointed out that dates for training courses were available.

LCC – Review of waste recycling centres notification of date of decision (15th Dec)
Emailed

WC – Cabinet minutes 7th Dec link emailed

LCR magazine

Blackburn Cathedral invite to carol service 29th Jan posted to Cllr Atkinson

LALC – Minutes and next agenda for 10th Jan incl crime figures emailed

WC – Planning committee 7th Dec, Overview & scrutiny 12th Dec & St cleaning task group 12th Dec minutes links emailed

Environment Agency – Assessing new nuclear power plant designs emailed

LCC – Parish champion newsletter Dec emailed

CPRE – Planning explained booklet passed for circulation

WC – Forward plan Jan – April 2012 link emailed

WC – Planning committee agenda 4th Jan link emailed

LALC – Finance workshop 8th Feb

Val Wilson – LCC parish & town council delegated services protocol emailed

LALC – Play area survey emailed to Cllr Cottle

Community Futures newsletter emailed to Cllr Cottle

Charity Commission – Communication for trustees emailed to Cllr Cottle

LCC – Winter service bulletin 7th -21st Dec emailed

LCC – Hazards of flying lanterns emailed

WC – Decision notices 22nd Dec (reviews of fees and charges) emailed

Clerks & Council Direct magazine

Training & drop in sessions leaflets (for voluntary, community and faith sector groups)

WC – Street scene portfolio 4th Jan link emailed

WC – Standards Committee 12th Jan agenda link emailed

LALC – NALC briefing re the Queen’s diamond jubilee & Buckingham Palace garden party invite

LCC – Wyre bulletin Jan 2012 emailed

WC – Overview and scrutiny committee agenda 16th Jan link emailed

LCC – Winter service bulletin 22nd Dec – 5th Jan emailed

Furniture & Work catalogue

Halite – Application submission documents

Queens diamond jubilee – Mementos & party products magazine

Cllr Atkinson requested that this item go on the next agenda to discuss the idea of all children in the parish receiving a jubilee coin to commemorate the occasion.

Insignia UK – Queens diamond jubilee commemorative items for parish & town Councils emailed & see above

WC – Licensing committee agenda 19th January link emailed

WC – Street Scene portfolio decision notice 4th Jan link emailed

WC – Cabinet agenda 18th Jan link emailed

WC – Standards committee briefing note & agenda 12th Jan link emailed

8. Borough Council matters:

Waste recycling centre

Val Wilson stated that she regretted the closure of the tip and despite certain comments that had been made in the press, she had objected and done her part to try to prevent the closure.

Members grant

Val Wilson stated that she still had £800 available for anyone interested. The PC suggested the village hall may benefit and agreed to see Joanne Golton.

9. Planning:

11/00839/FULMAJ – Wyreside Hall

The clerk has amalgamated comments received so far and read these to the public. Refer item 5.

11/00881/FUL – Erection of 2 dormer bungalows following demolition of existing dwellings @ Oaklands, Long Lane.

The clerk made the PC aware of an objection she had received as a result of which, the parish council objected to this application in its current form, as they are unhappy with the design and materials of the proposed development. They would look upon the application more favorably if the properties were more in keeping with the area by using stone and creating a country cottage style appearance. The clerk will notify planning accordingly.

Spout House Farm

The clerk stated that following receipt of Cllr Babbs email, she had checked Wyre Council's website and the applications list and could find no application registered. Cllr Babbs confirmed that he had liaised with planning and that there was no planning application at this stage.

10. Decision notices:

11/00695/FUL – Six Arches (G)

11/00746/FUL – Jangling gate, Six Arches (G)

11. Highways:

The following were reported to Val Wilson:

Accident (Long Lane, before motorway bridge)

Cllr Anderton said that a wagon had tipped over and this had left a big trench which needs filling in.

Pothole (Wagon Rd)

Cllr Gorst reported this item.

12. Village Hall:

The clerk reported there was no update from Joanne Golton.

13. Lengthsman:

The clerk confirmed that Winmarleigh PC had decided to pay £300P/A (+ £37.50 materials). She has emailed the information to the PC and confirmed the calculations are unchanged.

She also stated that she has received several emails regarding the lengthsman and the one sent by Tarja Wilson includes grid references of stiles and kissing gates etc, in the parish. Jill has been sent clarification as to how the system worked before the pilot scheme. The clerk stated that she has emailed the PC a document today, relating to the evaluation of the parish lengthsman in North Lancashire.

14. Finance:

Account update (incl Playing field)

The clerk confirmed that following receipt of the latest statement the amounts left were: £3079.03 (P/F) + £7398.63 (P/C) = **£10477.66**

Playing field financial update

Total receipts to date = £112,053.29 less

Total payment to date = £108,974.26

Left = **£3079.03**

This financial year, the PC has spent £136.71 on playing field items made up of £35.98 for the playing field opening ceremony easter eggs and £100.73 kerb granules.

Cllr Cottle has claimed £1513. Add this to 3079.03 = £4592.03

After payment to groundwork £4354.63 and the chapel £220, the playing field funds remaining will be £17.40. Once the clerk has reclaimed £725.77 VAT, the PC will have £743.17. Cllr Cottle is owed £260, balance after this will be £483.17.

Cllr Cottle will be paid upon his return in March.

PC agreed to pay groundwork bill £4354.63 and chapel £220.

Upgrade fee for Scorton Village website - £61.20 agreed for payment

North West air ambulance (request for donation towards operational costs)

As the PC have already contributed this year they decided not to make a further donation.

15. Health & Safety:

None

16. Points of interest:

Royal Jubilee trees

Following Mrs Stewart's email, the PC think it is a good idea and asked Mrs Stewart (who was present at the meeting) to order the trees. She will request 400 and get a delivery date. Cllr Hesketh intends to organise a competition for the school children regarding where the trees are planted.

Remembrance Sunday complaint

The parish council duly noted the complaint (no flag) received but as there was no surname on the card, it is not possible for them to respond to the individuals who made the complaint.

Dog fouling (Millennium Way)

The clerk stated that she had sent the complainant a copy of the email response John Bettle had sent to the PC and told her that she will be in contact when she has a further update.

Memorial bench

The parish council discussed whether it would be appropriate to suggest to the family who own one of the memorial benches on the millennium way, that they may wish to have a flower bed around the bench, as an alternative to them leaving vases, book memorials etc, as these items can be difficult for the lengthsman to strim around. The PC decided that this did not present a particular problem and felt it was appropriate to leave things as they are.

Designation of Tinker's Lane as a Quiet Lane

For future reference, the clerk stated that she had contacted Highways who had emailed her to say that although quiet lanes had previously been authorised and approved, the programme had now ceased and no more requests would be accepted.

Parking restrictions (Gubberford Lane/Tythbarn Lane junction)

Cllr Babbs stated that the double white lines the PC suggested could not be used (due to the criteria) and asked whether the PC wanted double yellow lines instead (20 metres either side of Tythbarn Lane). Due to the length of the meeting, the PC decided to defer the discussion until the March meeting. Cllr Anderton also felt it was appropriate to consult the public and get feedback from them. The clerk was asked to put this on the website and Cllr Anderton will also mention it to affected parties.

17. Date of next meeting: **15th March 2012**

As there was no further business, the meeting concluded at 10.10PM

