WILPSHIRE PARISH COUNCIL

CLERK: L LUND CHAIRMAN: CLLR CRAIG WARD

ADDRESS: 5 HOLLOWHEAD CLOSE

 WILPSHIRE

TEL: 01254 248289

13 September 2018

Dear Councillor

You are invited to attend the next meeting of the Parish Council which will be held on Wednesday 19 September 2018 at the Wilpshire Methodist Church, Ribchester Road, Wilpshire.

The agenda is set out below.

L Lund

Clerk

AGENDA

15 minutes public participation

AGENDA

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| 1 | Apologies for absence |  |
| 2 | Procedure – code of conduct |   |
| 3 | Approval of the minutes of the meeting held on 20 June 2018. |  |
| 4 | Updates from previous minutesMin 4766 – complaint sent to Royal Mail Enquiry Reference # 180727-000104 response receivedMin 4766 – Request for hidden dip sign Whalley Road,Wilpshire – request sent to District Lead Officer, LCC |  |
| 5 | Accounts for approvalL Lund September Salary £452.14 x – tax £90.42 = £361.72 101960HMRC £90.42 101961RVBC £24.00 SDEBT92797 £24.00 Photocopying and business cards 101962Chris Walton awaiting timesheets |  |
| 6 | PLANNING APPLICATIONS SINCE THE LAST MEETING3/2018/0647 Partial demolition and erection of extensions to the South (front), North (back) and West (side) at Braemar House, Somerset Avenue, WilpshireWPC: Wilpshire Parish Council feel that the proposal would be overbearing as two significantly enlarged elevations will be very dominant. On one elevation it would have the appearance of a four storey building.  There would be a large increase in the buildings footprint.We would also like the officer to give consideration to the impact the proposal would have on the footpath to the north.--------------------------------------Demolition of existing garage and construction of new dwelling at Pyethorn Meadows 150 Whalley Road WilpshireWPC: Wilpshire Parish Council would like to point out that the plans  do not appear to be  correct as there is a substantial single storey building which  is  believed to be attached to  the rear of the garage (and extends beyond the rear of the existing house) which is not shown in the application – neither as existing or proposed -  this would lead the Council to ask  what is the intended footprint of the proposed new house? Wilpshire Parish Council considers that  the site might accommodate another dwelling without impacting significantly on residential amenity other than for the existing house.  However,if a 2 storey dwelling were to be built on  the footprint of garage the closeness of the properties would be out of character in the area.  The loss of hedging to the road would affect street scene.  Concern is also expressed regarding the trees along the frontage  and if any of these were lost it  would detract from the present street scene.--------------------------------------------------------3/2018/0651  land adjacent Glenetta  Parsonage Road  Wilpshire BB1 4AGWPC note that  there are two applications on this site.  WPC would have  no objection to each individually (without the other in existence) but have two concerns regarding their relative positions. The closeness of the two proposed properties will have an adverse effect on the street scene introducing an urban feel to the rural setting. The residential amenity of the property proposed in 3/2018/0651 will be adversely affected by the close garage/utility block of the property proposed in 3/2018/0649 . The larger property is SW of the smaller one.WPC  see no objection to each individually (without the other in existence) but have two concerns regarding their relative positions. The closeness of the two proposed properties will have an adverse effect on the street scene introducing an urban feel to the rural setting. The residential amenity of the property proposed in 3/2018/0651 will be adversely affected by the close garage/utility block of the property proposed in 3/2018/0649.  The larger property is SW of the smaller one. ----------------------------------------------------------3/2018/0674 Alker Bottoms Farm  Brooklyn Road WilpshireWilpshire Parish Council. although the Council appreciates that Wilpshire is a semi-rural area,  it has concerns about odour issues for nearby residents as a result of the proposed development but understands from the specialist report that this is 'well below the environment agency's benchmark for moderately offensive odours' . Similarly rodent control and noise from ventilation fans seem to have been addressed   Wilpshire Parish Council also has concerns about the possible increase in traffic on the roads adjoining the site but understand that it has been stated that this would be around one journey per day.  If the information submitted is verified by the planners Wilpshire Parish Council has no objection in principle to the proposal.   |  |
| 7 | Meetings attended by Councillors |  |
| 8 | Website* Items for the website
 | All |
| 9 | LALC WorkshopsChairmanship - 11 October 2018 7 – 9pmFinance – 15 November 7 -9pm - The Clerk requests permission to attend this course |  |
| 10 | WW1 Commemoration Plaque |  |
| 11 | Xmas Tree scheme – letters sent to businesses |  |
| 12 | Durham Road Play Area – outstanding works |  |
| 13 | Footpath improvements and strimming | Cllr Gaffney |
| 14 | Precept 19/20 – preliminary discussions | Financial statement attached |
| 15 | Adverts at The Knolle | Cllr Bremner |
| 16 | Procedure for emergency works needed between meetings | Cllr Bremner |
| 17 | Updates from County Council |  |
| 18 | Next meeting – 31 October 2018 |  |
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