WILPSHIRE PARISH COUNCIL

CLERK: L LUND CHAIRMAN: CLLR CRAIG WARD

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WILPSHIRE

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Proceedings at a meeting held on 20 May 2015. The meeting with United Utilities and their planning consultant started at 6.30pm

PRESENT: Cllrs Ward, Briffett, Gaffney, J Foote, Julie Foote, Bradshaw, Lund (7.30pm), Bibby (to observe only)

MIN 4241 Prior to the meeting Sabaa Ajaz (United Utilities) and Edward Harvey (CBRE Planning Consultant) addressed the Council in regard to proposals at Carr Hall.

The purpose of the meeting was to listen to proposals for Carr Hall in respect of United Utilities proposals.

Background – UU has started a new 5 year investment cycle. They were hoping to redevelop of the sewage works at Samlesbury and so accommodation was needed locally. Transport links at Carr Hall were good and they wanted to ensure the least disruption to their staff. UU instructed Bentleys for the investment plan so there was a need to accommodate them also. A lot of office staff would be relocated to Carr Hall. At this stage these members of staff would be the only ones to be moved. There was also a need to ensure continuation of service.

Qu – would the personnel moved to Carr Hall go back to Samlesbury when the redevelopment was complete.

Ans - The scope of infrastructure at Samlesbury had yet to be confirmed.

In a nutshell there would be a need to relocate one network resolution teams at the rear of Carr Hall at the SWest corner.

Qu – is the hard surface already there sufficient for their needs? Would there be any screening for the area?

Ans – there was no intention of extending the existing area. There would be parking bays for 22 vehicles. There would be 3 shipping containers in the corner, a locker room and a welfare cabin with 2 x showers/2 x toilets and one table. There was a need for clean and dirty areas this was the reason for the welfare cabin this could be painted if necessary. This was not a depot site and any pipes would be kept in the containers. There was already approval on site for the other parking necessary for the office employees. The area was already screened by the fencing 2.4 metres high which is the same size as the containers. A secure area was needed. UU would be happy to repaint but it was not really noticeable from the A666.

Qu – Any information on traffic movements?

Ans – Maximum 19 per day ( on any weekday leaving the site) The shifts were:

7.30am arrival and at 8.30am the first shift goes on site

1.30pm arrival 18 employees arrive for afternoon shift which leaves at 2.30pm

4.00pm lst resolution team return and at 4.15pm they leave the site

10.00pm 2nd resolution team return 10.30pm team leave the site.

Qu – Any overnight activities?

Ans – the team at Bamber Bridge deal with things after 10pm. Sometimes the 2nd resolution team may return to site at Carr Hall later than usual.

Qu Any night security?

Ans – the landlord of the site has invested in CCTV.

The Council commented that for 6 months of the year it is dark at 5pm and there was concern that the headlights would shine straight into the properties opposite as vehicles were leaving the site. It was felt that there was a need for a restriction on the hours the site was used. The Council did not want the site to become a haulage depot and felt that any development in Green Belt should be ancillary to Green Belt.

The vehicles are heavy goods vehicles that may get bigger if no restriction on size is made and this could allow cranes on site.

Layby on A666 – the stone wall is being demolished adjacent to the new substation is this a new access?

Ans – there was no intention of a new road there was a perfectly good access point at the site.

Qu – if permission was given would it be forever and if UU left could it be passed on.

Ans – There was a restriction on hours of use already. Cllr Bibby then commented that should any permission be granted restrictions could be put on any planning permission.

Qu – what are the hours at the site in regards to Bentleys? Has an extension of hours been asked for?

Ans – 7am – 7pm.Yes an extension of hours in regard to the yard unit

Qu – what use class does the proposal fall under?

Ans – Sui Generis if UU vacated the site a change of use would have to be applied for if it was not the same use.

Qu- as Carr Hall was a wildlife corridor floodlights lighting is an issue.

Ans – The team usually all leave in one go

Qu – would it be possible that the team leave with side lights on?

Ans – Saaba would have to check with H & S team at UU

Qu – Is there any filtration systems to stop leakage from vehicles?

Ans – the landlord said that they are already on site. Basically UU wanted to be a good neighbour. Refuelling would not be on site but vehicle safety checks would be done on site. A planning application would be put in shortly.

Min 4242 Election of Chairman for the next 12 months.

Cllr Briffett proposed that Cllr Ward be appointed as Chairman for the next 12 months. Cllr James Foote seconded the proposal.

Min 4243 Apologies for absence

Apologies for absence were received from Cllrs Bremner and Cllr Hirst

Min 4244 Election of Vice Chairman for the next 12 months

Cllr Gaffney proposed Cllr Bradshaw and Cllr Briffett seconded the proposal.

MIN 4245 Approval of the minutes of the meeting held on 4 March 2015 and any matters arising.

Page 1 LCC – The Knolle – Cllr Schofield had met with LCC water was still coming through onto the highway. The flood risk management enforcement officer said that:

1. There was water coming from the top behind Plot 2 by the time it is complete surface water should go into the drains.
2. There was a silted up pond behind the wall – the developers would have to sort that out.
3. To the right of the track road to The Knolle there is a ditch which normally goes into the gulley but at times of high rainfall can’t cope – the land owner needs to sort it out. Cllr Schofield confirmed that it needed sorting asap.

When the LCC officers had been on site they had spotted a void under the footway and barriers have been put up. The void needs infilling. The surface of the footpath needed sweeping – Cllr Schofield would sort this out.

Footpath at The Eagle at Barrow – this had been reopened.

The minutes of the meeting were approved as a true record submit to the following amendment to minute no 4239:

……County Council 17 1/2% increase, and borough council 15% on Band E but parish council has not ……

Min 4246 Minutes of the Annual Meeting of Electors 15 April 2015

The minutes represented a true record and would be taken to the next Annual Meeting of Electors for approval.

Min 4247 Signatories for bank/building society

Cllrs Ward/Briffett/Bradshaw/Gaffney

Min 4248 Membership/representation on other bodies

Salesbury Memorial Hall Committee – Cllrs Gaffney/

LALC – Area Committee- Cllr Gaffney/James Foote

Parish Council Liaison – Cllr Gaffney/Bremner

Min 4249 Accounts approved for payment

L Lund April Salary £443.23 – tax 88.64 = 354.59

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A Lund delivery of newsletters £126.00

C Walton (Feb 2015) £125.88

A Gaffney Materials for trig point and boundary stone £35.35

C Walton inv 0002784 £120.63

AON – Insurance renewal - £742.72 (option given to pay 3 years at once and save 5%)

HMRC £177.28 (Tax April/May L Lund)

RVBC £703.21 Grass cutting (VAT £117.20)

RVBC £422.53 Rent Tippings Meadow

MIN 4250 Facilities in Wilpshire

Play Area – Cllr Bradshaw had received an email from a concerned resident living close to the Play area – regarding additional play equipment being put on the area. The Council were looking at a long adventure type area down the opposite side of the playing field away from the houses. A working group was set up which would meet prior to the next schedule PC meeting 1 July at 6.00pm. The working group was the Chairman/Clerk/Cllr James Foote/Cllr Briffett.

A new bin was needed at the Play Area.

Min 4251 Correspondence

1. LCC Parish and Town Council Public Rights of Way 2015/16 Local Delivery Scheme - noted
2. Via RVBC – a request from a resident on Durham Road for a skate park – the Council did not think this would be suitable for the Play Area.
3. Samaritans – request for funding of £80 – this was approved

Min 4252 PLANNING APPLICATIONS SINCE THE LAST MEETING

3/2015/0225 Extension to existing agricultural building at Grange Farm Wilpshire – WPC – no objections

3/2015/0260 rear balcony at 30 Beaver Close, Wilpshire

WPC – Balcony may cause privacy issues for the neighbouring property

3/2015/0359 Add covered car port to front of existing garage, relocate solar panels to south facing roof slope of garage. Erect garden office on raised patio at The Croft 55 Whalley Road Wilpshire

[.No](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2015%2F0359) objection

Min 4253 Footpaths – Cllr Gaffney

Footpath 16 & 18 (Durham Rd to Vicarage Lane) gates and quote for surface improvements – Cllr Gaffney had obtained a quotation for the works to put 3 gates on and to improve the fpath surface (80 tonnes) and some drainage it would be £3000   
  
Footpath 10-11 golf course stile damaged

Footpath adjacent to 16 Ribchester Rd between Hawthorns and Ribchester Rd - Cllr Gaffney had been contacted by a resident in regard to the missing footpath sign on the path adjacent to 16 Ribchester road and The Hawthorns. Could the sign be put back. The path was not a definitive one. Any footpaths in common usage should be applied for as a definitive footpath. The path at the back of Beaver Close had also been used for a long time. If the paths are walked for 22 years and proof of evidence is given then a definitive footpath application can be made.

Min 4254 The annual accounts 2014/15were approved.

And the annual governance statement 2014/15 was signed.

Min 4255 Any Other Business

Cllr Ward informed the meeting that a thank you for the flowers on the Wilpshire/Ramsgreave station had been received.

Cllr Schofield said that works to the viaduct bridge had resulted in a drainage improvement.

Tour of Britain cycle race – this would come through Ribchester Road, Wilpshire – surface dressing should be done prior to the tour coming through.

Min 4256 NEXT MEETING – 1 July 2015