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WILPSHIRE PARISH COUNCIL

CLERK: L LUND

CHAIRMAN: CLLR CRAIG WARD

ADDRESS: 5 HOLLOWHEAD CLOSE
WILPSHIRE

TEL: 01254 248289

21 October 2020

Dear Councillor

You are invited to attend the virtual meeting of Wilpshire Parish Council which will be held on Wednesday 28 October 2020 at 7.30pm and will be conducted on Skype. Any resident within Wilpshire Parish boundary who wishes to participate in public participation or wishes to listen to proceedings in part 1 of the agenda is able to attend by following the link below or by putting the following web address into their search engine to join the meeting.

Meet on Skype. Click here to join the meeting (no account needed):

<https://join.skype.com/gPIJpW69KBMp>

The agenda is set out below.

L Lund Clerk

AGENDA

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| 1 | Apologies for absence | |
| 2 | Public participation | |
| 3 | Approval of the minutes of the meeting held on 16 September 2020. | |
| 4 | Updates and items arising from previous minutes Damaged Stile Golf Course – this has been reported to LCC but not fixed as of 07/09/2020. Farmer contacted and has confirmed that the stile is on the golf club land. The golf club are also reporting the stile to LCC. | |

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| | <p>Min 4182- Damaged stile golf course – any update – has it been fixed?</p> | |
| <p>5</p> | <p>Issues at Durham Road Play Area</p> <p>(i) Monitoring</p> <p>fencing Wooden Trail Culvert Area</p> <p>Action Required</p> <p>(ii) Area behind goal posts need driving in to ground to prevent cows getting in – fence of landowner collapsed</p> <p>(iii) Anti Social behaviour</p> <p>PCSO has been down to the play area and will continue to monitor. The PCSO may join the meeting if on duty.</p> | |
| <p>6</p> | <p>PLANNING APPLICATIONS SINCE THE LAST MEETING</p> <p>Planning Application 3/2020/0713 Substitution of house type for plots 1 and 2 of the two storey holiday cottages approved on application 3/2020/0013 at Dewhurst Farm Longsight Road Langho BB6 8AD</p> <p>Wilpshire Parish Council objects to the application for a change of design of Units 1 & 2 for the following reasons.</p> <p>The new design increases the total length of the double storey aspect of Units 1 and 2 to Dewhurst Road by over 50% (from 24m to 36.5m) compared to the approved plans. This will adversely affect the street scene.</p> <p>The proposed metal roofs and cladding is out of character with other buildings at Dewhurst Farm.</p> <p>The introduction of large upper storey windows in East and West elevations (shown on elevations but not floor plans) will adversely affect the amenity/privacy of the neighbouring properties.</p> <p>Application 3/2020/0568 Carr Hall</p> <p>The application exists to create a Business Park in the Green Belt at Carr Hall. Wilpshire Parish Council strongly objects on the following grounds:</p> <p>1.This application will adversely affect the openness and permanence of the Green Belt:</p> <p>The proposed development is on a steeply sloping site on a prominent escarpment readily visible from the A666. The applicant’s own topographical map shows the difference between lowest and highest points on the site is over 100 ft.</p> | |

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The two proposed large and tall buildings (the store/workshop is 7.6m high just to the eaves) will be readily visible from the A666 and nearby footpaths; also they will be dominant to users of the footpath through the site.

Note: The existing commercial units as advertised by the Applicant's existing Estate Agents Taylor Weaver are described:- "At Carr Hall there are currently vacant 42,000 sq. ft of commercial buildings and 350 car parking spaces." The proposed usage could be accommodated in the existing buildings which the agents describe as being "of portal frame construction and capable of adaptation to alternative uses".

The applicant already has consent for its use as a café and garden centre which is currently unutilised (3/2004/1020).

- The proposed Glamping Pods and access track are in a prominent position on the steeply sloping site.
- The 8ft high security fencing to the play area would further reduce the openness and particularly for users of the footpath through the site.

2. Light Pollution: The proposed development, with its need for security and safe access, will significantly extend the area of and increase light pollution. This will be visible from a wide area.

3. Environmental Issues: The development in the Green Belt would also adversely affect a wild life corridor. Noise, light and off road traffic would have a detrimental effect upon the landscape and wildlife. The site area affected is 2.9 hectares or over 7 acres.

The applicant states under biodiversity that no unreported habitats or biodiversity features are affected. This is incorrect since the area is known to be a wild life habitat and the woodland is known to have bat colonies (see Bat and Bird survey in application 3/2012/0539 at Carr Hall).

4. Residential amenity: Even with electric vehicles there would be significant and continuous noise from vehicles using the off road tracks. The Glamping Pods and associated Fire Pit , especially as they are in an elevated position, will potentially be a source of noise which will carry far and wide.

5. Employment: The increase in employment opportunities is limited and would not outweigh the considerable harm to the Green Belt. There are 14.33 hectares of undeveloped employment land in the Ribble Valley. There is no need for the separation of Wilpshire and Langho, provided by the Green Belt, to be compromised.

It is of concern that the applicant has commenced works, including extensive landscaping works, into the Green Belt without consents.

An Application for an agricultural building at Carr Hall 3/2009/0210P was refused since it would represent an unnecessary structure to the detriment of the open countryside and openness of the Green Belt.

This application must also be refused for the above reasons.

3/2020/0733 Extension to existing garage to create double garage with first floor room above. Improvement of vehicular access including erection of two new gates 1.8m high. Single storey extension to front of house with two dormers above. Resubmission of application 3/2019/1015.

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| | <p>Braemar Bryers Croft</p> <p>WPC no comment</p> <p>3/2020/0780 The application is for proposed two storey side extension following existing roof line to include garage below with additional bedroom with balcony over. Cladding of rear elevation at Burnside, Parsonage Road, Wilpshire BB1 4AG</p> <p>WPC -</p> | |
| 7 | Items for the website | |
| 8 | <p>Accounts for approval</p> <p>L Lund October salary £470.90 – tax £94.00 = £376.90 cheque 102098 HMRC tax £94.00 cheque no 102097 C Walton August inv no C0003625 £463.72 cheque no 102099 A Gaffney £9.00 reimbursement for daffodil bulbs cheque no 102100 Web Design by Magic £750.98 new website 102101</p> | |
| 9 | <p>Drainage Review – any further update following heavy rainfall?</p> <p>Drains update:- 86/88 Whalley Rd – improved but other drains blocked resulting in excess to be taken there, reported to LCC Bus Stop Sunnyside Ave –</p> | |
| 10 | Repair to Bench York Rd/Parsonage Rd – update | Cllr Ward |
| 11 | New website update – has been installed but a few problems identified by Chairman | Clerk |
| 12 | Golf Course – bench in need of repair – update | Cllr Ward |
| 13 | FP 1 bottom of Vicarage Lane through fields – update on permissions Land search will be required to identify the owner of the land – request to purchase. | Cllr Gaffney |
| 14 | WPC vacancies update – vacancy created by the resignation of Lewis Hunter has been advertised from 30 September 2020 and notified to RVBC if there has not been a call for an election with 14 clear days then the parish can co-opt onto the council. | |
| 15 | Trees chopped down by resident – | Cllr Bremner |
| 16 | Overgrown domestic hedges within the parish – draft letter | attached |
| 17 | PRECEPT 2021/2022 – budget update circulated previously | Discussion re Precept then decision December agenda |

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| 18 | Christmas Tree Scheme 2020 | Discussion and Decision |
| 19 | Remembrance Day – wreath | |
| 20 | Used Tools project Bus stop bench (Somerset Ave.) | Cllr Bremner |
| 21 | a)Ash die back b)potentially dangerous trees in the Parish eg on Somerset Ave at Ribchester Rd end. | Cllr Bremner |
| 22 | Speeding | Cllr Bremner |
| 23 | Footpath signs | Cllr Bremner |
| 24 | Bus stop bench (Somerset Ave.) | Cllr Bremner |
| 25 | New PC Website | Cllr Ward |
| 26 | Newsletter | Cllr Ward |
| 27 | Unsafe building site on Knowsley Rd at former Care Home Showley Brook | Cllr Bremner |
| 28 | Next meeting - 9 December 2020 | |