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WILPSHIRE PARISH COUNCIL

CLERK: L LUND

CHAIRMAN: CLLR CRAIG WARD

ADDRESS: 5 HOLLOWHEAD CLOSE

WILPSHIRE

TEL: 01254 248289

Proceedings at a meeting held on 28 October 2020.

Present: Cllrs C Ward (Chairman), J Bremner (Vice Chairman). A Gaffney, J Foote (arrived 8.00), M Williams (arrived 8.00), D Briffett (arrived 8.14) + 5 Wilpshire residents

Min No		Action
4196	Apologies for absence  None	
4197	Public participation  Ms Moore - Planning application 3/2020/0568 = Had the parish council given thought to the tourism the development would bring to the area? Social media had had a positive response. Young people would benefit from the proposed play area.  The Chairman said that the WPC main objection was encroachment into the Green Belt. WPC concerned that the green belt area between the villages of Langho and Wilpshire would be eroded. The Council had come to the conclusion it was not a suitable development.  Cllr Williams added that it was felt that the buildings already on site were sufficient for what was needed. There were also concerns in regards to the amount of tree felling. It had been noted that work had already been done without the benefit of permission and he referred to a hard standing which had recently appeared.  Ms Moore – this had been there since March 2020.	
4198	Approval of the minutes of the meeting held on 16 September 2020.  The minutes were approved as a true record.	

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4199	<p>Updates and items arising from previous minutes</p> <p>Min 4182 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.</p>	
	<p>Bench junction Parsonage Road/York Road – Cllr Ward has reminded builder who will repair it.</p>	
4200	<p>Issues at Durham Road Play Area</p> <p><b>(i) Monitoring</b></p> <p>Fencing - Fencing at Area behind goal posts need driving in to ground to prevent cows getting in – fence of landowner collapsed Cllr Gaffney informed the meeting that there had been no stock in the field and the fencing wasn't too bad.</p> <p>Wooden Trail Culvert Area</p> <p><b>(ii) Action Required</b></p> <p>Covid notices needed to be replaced – Cllr Foote would print them and Cllr Gaffney would put them up.</p> <p>Hole on play area – the lengthsman has half filled it and will finish it off and compact it.</p> <p><b>(iii) Anti Social behaviour</b></p> <p>PCSO has been down to the play area and will continue to monitor. Cllr Bremner reported that following a conversation with a neighbour of the play area things seem to have improved.</p> <p>Cllr Bremner informed the meeting that RVBC had put up notices re the renewal of the dog control area.</p>	

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4201	<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 <b>Dewhurst Farm Longsight Road Langho BB6 8AD</b></p> <p>Wilpshire Parish Council objects to the application for a change of design of Units 1 &amp; 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><b>Application 3/2020/0568 Carr Hall</b> 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><b>1.This application will adversely affect the openness and permanence of the Green Belt:</b> 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> <p>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.</p>	
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	<p>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".</p> <p>The applicant already has consent for its use as a café and garden centre which is currently unutilised (3/2004/1020).</p> <ul style="list-style-type: none"><li>· The proposed Glamping Pods and access track are in a prominent position on the steeply sloping site.</li><li>· The 8ft high security fencing to the play area would further reduce the openness and particularly for users of the footpath through the site.</li></ul> <p><b>2. Light Pollution:</b> 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.</p> <p><b>3. Environmental Issues:</b> 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.</p> <p>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).</p> <p><b>4. Residential amenity:</b> 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.</p> <p><b>5. Employment:</b> 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.</p> <p>It is of concern that the applicant has commenced works, including extensive landscaping works, into the Green Belt without consents.</p> <p>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.</p> <p>This application must also be refused for the above reasons.</p> <p><b>3/2020/0733</b> 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. Braemar Bryers Croft</p> <p>WPC no comment</p> <p><b>3/2020/0780</b> 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 – No comment</p>	
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4202	<p>Items for the website</p> <p>Cllr Ward would send the clerk any photos received of the local streets in the 1960s/70s/80s</p> <p>Cllr Bremner added that some things needed to be removed from the website.</p>	
4203	<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</p> <p>The above accounts were approved for payment.</p> <p>Web Design by Magic £750.98 new website 102101</p> <p>In regard to the payment to Web Design by Magic a discussion took place in regard to this payment as there were various snags which still needed to be dealt with and sorted out. The Clerk vouched for the supplier who the Council had dealt with for a number of years.</p> <p>The Chairman took a vote whether payment should be made:</p> <p>For 3 (JF/AG/MW) Against 1 (JB) Did not vote 2 (CW?DB)</p> <p>Resolved to pay Web Design by Magic.</p>	
4204	<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 – work had now been done to Whalley Road but some are still solid. There were also still problems with drains near to the traffic lights. Cllr AS already has some from a resident for here Cllr Bremner would take photographs on Durham Drive – Sunnyside Ave stretch and send to the Clerk to forward on to Cllr Schofield.  Bus Stop Sunnyside Ave – Cllr Bremner reported that there was a waterfall coming down from the golf course during the last downpour. Cllr Bremner would like this actioned prior to the next meeting.</p>	
4205	<p>Repair to Bench York Rd/Parsonage Rd – Cllr Ward had spoken again to the builder who confirmed that this was on her list to repair.</p>	Cllr Ward
4206	<p>New website update – has been installed but a few problems identified by Chairman</p> <p>There were Many snags which needed attention – the Chairman would drip feed them to the clerk to sort out with the supplier.</p>	Clerk to liaise with supplier and Chairman
4207	<p>Golf Course – bench in need of repair – Chairman will contact Ark Plastics again</p>	Cllr Ward
4208	<p>FP 1 bottom of Vicarage Lane through fields – Cllr Gaffney reported that Acklam Braceland who are agent for the owner of the land had give permission and David Goode, LCC had also given permission for the works to be done.</p>	

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4209	<p>WPC vacancies update – there were currently 2 vacancies on the parish council. 2 applications had been received following posting the vacancies on social media. A further post would be put on the Wiltshire/Salesbury sentinel with a closing date 7 November. Should further applications be received then virtual interviews would be arranged otherwise the two interested parties would be co-opted onto the Council at the next meeting on 9 December.</p>	
4210	<p>Trees chopped down by resident – Cllr Bremner had now received 3 quotations. All of them recommended felling of the Sycamore tree which was pruned by a resident. One quotation included some pruning to the Oak but 2 contractors thought that the Oak was recovering sufficiently not to need pruning.</p> <p>The Council were reminded that Alex Shutt, Countryside Officer RVBC, had also recommended a replanting scheme – Cllr Bremner further reported an item to PCL ie the Rotary were looking at tree planting schemes should the parish council wish to replant.</p> <p>It was resolved to present the quotations for the work to the resident.</p>	
4211	<p>Overgrown domestic hedges within the parish – draft letter</p> <p>The stylesheet was forwarded to Cllrs – one amendment it was suggested by Cllr Bremner to amend kind regards to yours faithfully.</p>	
4212	<p>PRECEPT 2021/2022 – budget update circulated previously by the clerk.</p> <p>Things for consideration were the following: The tree surgeons had said an Ash had die back., the Parish Council may need to budget for extra tree work</p>	Next agenda
4213	<p>Christmas Tree Scheme 2020</p> <p>It was resolved to go ahead provided the shopkeepers wanted the Xmas trees.</p>	
4214	<p>Remembrance Day – wreath</p> <p>Because of the Covid 19 situation it was resolved that Cllrs would not attend the service but that the Parish Council would purchase a wreath which the Chairman would lay on the memorial at the Methodist Church on Saturday 7 November. Cllr Gaffney would put the poppies at the triangle.</p>	
4215	<p>Used Tools project</p> <p>Cllr Bremner reported that this project involved the refurbishment of gifted tools by prisoners which were then passed to schools for use in their projects. This was already being done in Blackburn.</p> <p>It was resolved that Cllr Bremner would get further details and report back to the next meeting.</p>	Next agenda
4216	<p>a)Ash die back – Cllr Bremner reported that the tree surgeons had identified this b)potentially dangerous trees in the Parish eg on Somerset Ave at Ribchester Rd end – it was resolved that the Clerk report this to the Countryside Officers at RVBC.</p>	
4217	<p>Speeding – Cllr Bremner said that this was a problem in the parish. Cllr Williams added that he had recently been in contact with Sgt. Day who is aware of the problems and it had been flagged up as an area which needs to be observed. However, when reporting speeding vehicles video evidence needed to be produced.</p>	

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4218	<p>Footpath signs            Cllr Bremner reported that the sign on the A666 for the path which goes up to the golf course has disappeared. –            Cllr Bremner to report this to LCC</p>	Cllr Bremner to report to LCC
4219	<p>Bus stop bench (Somerset Ave.)            Cllr Bremner reported that although the bench was stainless steel the washers used were iron and as such where marking the bench the washers needed to be stainless steel. Clerk to contact Cllr Schofield to suggest this.</p>	
4220	<p>New PC Website –            There were many things which required attention. It was agreed to get the structure right first and then the other problems.            Resolved: Cllr Bremner to send a list to Cllr Ward who would organise emailing the Clerk</p>	
4221	<p>Newsletter            Following the continuing situation with Covid 19 the Chairman felt the amount of work required to get a newsletter together would only be justified if the newsletter were being printed and distributed.            Cllr Gaffney suggested that the Council utilise the version on the website when doing the next newsletter to be distributed this was agreed.            Cllr Bremner suggested a brief newsletter for the website this was agreed.</p>	Cllr Ward to do a brief newsletter
4222	<p>Unsafe building site on Knowsley Rd at former Care Home Showley Brook            Cllr Bremner reported that the site was not secure and was dangerous.            Clerk to inform RVBC enforcement team urgently</p>	Clerk to contact RVBC Enforcement Team
4223	<p>Next meeting - 9 December 2020            The meeting closed at 20:37. The Chairman thanked everyone for attending.</p>	