WILPSHIRE PARISH COUNCIL

CLERK: Lesley Lund Chairman: Cllr Craig Ward

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Proceedings at a meeting held on 6 September 2023

Present: Cllrs C Ward, D Briffett, J Foote, G Munro, H Douglas , I Roberts

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| 4822 | Chairman’s welcome  The Chairman welcomed everyone to the meeting |  |
| 4823 | Apologies for absence    Cllrs Keegan, Gaffney |  |
| 4824 | Public participation  None |  |
|  | DECISIONS |  |
| 4825 | Approval of the minutes of the WPC meeting held on 26 July 2023  The minutes were approved as a true record  Proposed: Cllr Foote Seconded: Cllr Briffett |  |
| 4826 | Planning Applications since the last meeting  3/2023/0614 Land to East of Salesbury View Wilpshire – Proposed erection of new residential development comprising 85 new homes, including 30% affordable housing, open space and associated infrastructure.  WPC: Wilpshire Parish Council response to planning consultation 3/2023/0614 Land to East of Salesbury View Wilpshire Wilpshire Parish Council object to the planning application 3/2023/0614 Land to East of Salesbury View Wilpshire for the following reasons:  HIGHWAY SAFETY - the access and egress to the site through Salesbury view is not adequate. Salesbury View is on a steep incline which causes problems in the winter months as this is not on a gritting route. An extra 106 houses on the proposed site will add alot of extra vehicle movements both onto the A666 and turning off the A666 up to Salesbury View. In recent years there have been fatal accidents on that road and vehicles movements from an extra 106 properties will be hazardous. There is no pavement provision on the right hand side of Whalley Road as going towards the Wilpshire Hotel traffic lights and also as going towards the traffic lights at the Bulls Head causing highway safety concerns .  The pavement towards Blackburn terminates not far from Salesbury View . If this development were to go ahead this would be a significant danger to the numbers of people walking from the proposed development towards Blackburn, more so than the rather longer pavement towards Wilpshire. The 12% incline on Salesbury View road will also cause problems for pram or wheelchair users.   HOUSING NEEDS IN WILPSHIRE- there is a housing need for bungalows and apartment start up homes within Wilpshire and the parish council does not think that this development satisfies this need.   HOUSING SUPPLY - we believe that the 5 year housing supply has been met . There is a residual number of 32 houses [in terms of planning inspector expectations] for Wilpshire in the Core Strategy this application far exceeds that number.  DRAINAGE -  The Parish Council would draw your attention to the response from the Lead Local Flood Authority who object to the application in respect of Inadequate Surface Water sustainable drainage strategy.  There have been flooding issues on Whalley Road down to Station Close caused by recent development on land on a nearby development and water remains flowing across Whalley Road. Another 85 properties will add to the current problems. In the Local Plan Proposals Map for Wilpshire [August 2016] this area of land is within EN3 Minerals Safeguarding Area and is also not included within DS1 Draft Settlement Boundary.  ECOLOGY - wildlife noted on the site includes bats, great crested newts, roe deer, rural foxes and hedgehogs and more recently otters at the brook.  Wilpshire Parish Council also wish to see the green wedge between Wilpshire and Blackburn maintained.   VISUAL AMENITY- privacy will be lost for residents backing onto the development and such a large development is out of keeping with the area.  Although the Parish Council feel that this development should be refused and is the wrong development for this land should the officer recommend approval the Parish Council would like to see the following items included in any Section 106 Agreement - a playground on the site, a contribution towards new equipment on the Durham Road Play Area and a new footbridge and steps over Showley Brook.   In addition should permission be granted then there should be a definite confirmed connection to FP 25 coming down from Hollowhead Ave.  3/2023/0582 Rear Single Storey extension and demolition of lean to at 14 Whalley Road Wilpshire  WPC- No objection  Cllr Roberts asked if he could attend a planning course delivered by LALC on 19 September at a cost of £40.00  This was unanimously agreed. |  |
| 4827 | Updates and items arising from previous minutes  Skipton Building Society – the Clerk had visited Skipton BS but it is difficult to communicate with them as she is not a signatory. Cllr Briffett would visit the Blackburn Branch.  Min 4783/4771 Bins - no further update re Vicarage Lane bin |  |
| 4828 | Items for the website  Article De fib and Crime figures |  |
| 4829 | ACCOUNTS APPROVED FOR PAYMENT  L Pickering £185.00 cheque no 102302  Right at Home - £500.00 donation as agreed cheque no 102303  L Lund August 2023 salary £496.90 - £99.40 tax = £397.50 cheque no 102304  L Lund September 2023 salary £496.90 - £99.40 tax = £397.50 cheque no 102305  HMRC tax £198.80 cheque no 102306  Web Design by Magic £71.98 cheque no 102307 -Web hosting/domain renewal  Paul Mollart – fitting of 7 gates on fpaths and making fencing stock proof on both sides £1225.00  C Walton – July Visits C0004123 £137.40 cheque no 102309  Unanimously approved for payment  Balances  Bank - £34,344.87 25 July 2023 – subject to unpresented cheques  Marsden BS – 10298.44  Cheque not deposited to Marsden BS yet as when I went in the book will only be given back to a signatory. |  |
| 4830 | Min 4769 White hatched areas – Whalley Road – BWD have committed to sort it out – this was ongoing and Cllr Roberts was in touch with BWD Council. |  |
| 4831 | Footpaths Issues  a] Snodworth Footpath – strimming- Paul Mollart to do the work  b] Fitting of two additional gates at PF network at two identified locations in Wilpshire – Parsonage Farm and through Ashes Farm stile to cattle field [gate no hoop]  c] Stepping Stones steps – handrail update – ongoing LCC | Next Agenda - progress  Next Agenda - progress |
| 4832 | Unofficial path bottom of Vicarage Lane – this is a path going around the official right of way. There have been 3 reported accidents there. PC would like a sign to alert the public it is not the official path or it to be blocked off. Cllr Roberts to email photos to the Clerk to forward to LCC. | Clerk to  Report to LCC |
| 4833 | Durham Road Play Area - quotation for work highlighted in inspection report – contractor emailed again 21 August.  Trees adjacent to Play Area and hanging branch over the play area – Ash tree felled and branch removed. | Next Agenda  Remove from Agenda |
| 4834 | Bio diversity grant  To receive the following prices and decide how many of each is required:  Ark Wildlife 3 chamber bat boxes = £22.75 each  Omega bird nesting boxes £28.95 each  Wildflower seed balls £4.99 - £25.00 – Amazon  Also locations – sparrow box – North side of the CANW building if permission given | Clerk to write and ask |
| 4835 | Blackburn with Darwen Local Plan 2021-2037: Consultation on draft Main Modifications to the Submission PlanWPC – no comments to make | Remove from agenda |
|  | Information |  |
| 4836 | Next Meeting – 11 October 2023 |  |
|  | Meeting closed 8.22pm |  |