

AUGHTON PARISH COUNCIL

MINUTES OF MEETING HELD ON MONDAY, 12 OCTOBER 2015, IN AUGHTON VILLAGE HALL ANNEXE, COMMENCING AT 7.30pm

CHAIRMAN: Councillor Ian Grant

MEMBERS PRESENT: As recorded in the Register of Attendance

10496 APOLOGIES were tendered on behalf of:

Councillor Cullington	-	personal commitment
Councillor Gallagher	-	indisposed
Councillor Jones	-	business commitment

All APOLOGIES were READ and APPROVED.

10497 DECLARATIONS OF INTEREST – members were reminded to declare their interests before the start of each Agenda Item or when appropriate.

10498 MINUTES OF MEETING HELD 14 SEPTEMBER 2015, copies circulated prior to meeting, were APPROVED and SIGNED as a correct record.

10499 MATTERS ARISING FROM MINUTES (for information only) - none.

PUBLIC QUESTION TIME – the Chairman adjourned the meeting at this stage and invited comments/questions from members of the public present.

A resident from Bold Lane enquired about a replacement Parish Council noticeboard in Holt Green. It was confirmed there had been some delay in the manufacture of these noticeboards but that a new board would be installed during the next 3-4 weeks.

A resident from Butchers Lane referred to the planning application at Gerard Hall, Prescot Road for a stand-by generator compound and raised his objections in respect of loss of amenity, noise, nuisance, heavy traffic, access, Green Belt.

The Chairman noted the comments which would be taken into account when the planning application was considered by members (Agenda Item 5a).

A resident from Long Lane (also the Chairman of ARG 2012) referred to the Appeals made by the developers in respect of the Plan 'B' site off Parrs Lane. He confirmed that the residents' group would be submitting a response with a request to speak at the Inquiry. He asked if the Parish Council would also be making a response and be represented at the Inquiry? He also referred to the Gerard Hall application which was inappropriate development in the Green Belt.

The Chairman replied that both matters would be discussed by members as Agenda Items 5b & 5a). The Borough Council would be engaging a QC to represent its views at the Public Local Inquiry and the Parish Council would be guided by the Borough Council on representation at the Inquiry. In respect of the planning application at Gerard Hall, very special circumstances would need to be proven for development in the Green Belt.

A resident from Delph Lane said he had not seen a visible police presence around the Parish in the last 2 years. He said residents were paying for something (policing) and not getting it.

The Chairman gave an update on policing in the Southern Parishes based on the police budget cuts and suggested that if residents were not happy with the situation, they should write to the Police & Crime Commissioner for Lancashire.

A resident from Long Lane gave his views on the West Lancashire Local Plan and the Plan 'A' sites which were noted. He also enquired about the proposed improvements to the acoustics in the Village Hall Annex and asked if there was any progress.

It was reported that the building was the responsibility of the Village Hall Management Committee – a Consultant had been engaged and prices were awaited for making the improvements. As regular users of the hall, the Parish Council was fully supportive of the scheme.

A resident of Westhaven Crescent referred to the 'damage' to a long stretch of hedge along Winifred Lane.

The Chairman said the work had been carried out by the landowner dealing with the hedge in his ownership. The Borough Council Arboricultural Officer had visited the site and the matter had been dealt with.

There being no further questions, the Chairman thanked the local residents for their helpful contributions and resumed the meeting.

(*Councillor Willman, as a resident living in Parrs Lane whose property backed onto the Plan 'B' site and a member of the campaigning group ARG 2012, declared a PECUNIARY INTEREST in 10500b) and left the meeting during discussion.

10500 PLANNING

a) Weekly List Items

There were NO COMMENTS in the cases of:

2015/0805/FUL & Amendment 0808 0985 0748

In the case of:

2015/0950/FUL 38 Narrow Lane – members referred to the previous application 2015/0592/FUL which was refused planning permission and noted the improved design proposed with this application. Providing the proposed alterations would not detrimentally affect the residential amenity of the neighbouring properties, there were no further comments.

2015/0969/FUL & Amendment Land to the West of Gerard Hall, Prescott Road – the provision of a stand-by generator compound measuring 1474 sqm in area to contain up to 10 diesel powered generators and ancillary equipment. An acoustic fence surrounding the compound and a gravel track to provide access – members strongly objected to the proposal for the following reasons – it would constitute inappropriate development within the Green Belt which would be harmful to the Green Belt, contrary to Policy GN1 of the adopted Local Plan and the National Planning Policy Framework. It would have a significant impact upon the openness of the Green Belt and represent encroachment in the countryside. There were no very special circumstances sufficient to outweigh the harm that would be caused to the Green Belt by reason of inappropriateness, loss of openness and encroachment. The proposed development would amount to 'urbanisation of the countryside', have a detrimental impact on the residential amenity of the surrounding/neighbouring properties by way of noise, pollution and loss of visual amenity with concerns over the potential risk to highway safety given the access and egress of increased traffic.

2015/0983/COU 128 Liverpool Road – change of use from Class D1 (mental health centre) to sui generis (HMO) for nine persons including conversion of existing outbuilding to ancillary accommodation in conjunction with proposed HMO use – members raised concern about the possible highway safety issues connected to this proposed change of use on the busy main road. There also appeared to be under provision

of parking spaces which would result in on-road parking and loss of residential amenity to neighbouring properties.

(*Councillor Willman left the meeting at this stage)

b) Appeal

i) to receive Notice of Appeals Lodged in respect of: Land to the East of Prescott Road (Appeal by Wainhomes Developments Ltd) and Land to the North-West of Parris Lane (Appeal by Redrow Homes Ltd) – members NOTED the Appeals.

ii) to consider any additional comments (comments already made by the Parish Council at the time of the application for planning permission have been forwarded to the Inspectorate and the appellant and will be taken into account by the Inspector dealing with the Appeal) – after discussion, members agreed to reiterate its objections (letter dated 15 May 2015) and make additional comments in respect of Policy RS6. The Appeals by these two developers were not justified at this time on the evidence available and thus the applications for development on this Plan ‘B’ site, being contrary to the Local Plan Policy, should be dismissed. In respect of the Local Public Inquiry, members agreed to be guided by the BC on representation at the Inquiry.

c) Planning Committee Meeting held 8 October 2015 – the RECOMMENDATIONS were READ and the RESULTS NOTED.

2015/0759/FUL Land to the West of Back Lane (Solar development) &
2015/0760/FUL Land to the Rear of Old Waggoners Cottage, Formby Lane (Solar development)
(Departure Applications – the proposals were ‘Departures from the Development Plan’ in that they involved developments normally inappropriate in the Green Belt. The applications would have been referred to the Secretary of State if the Council were mindful to grant approval)
Decision - both applications were REFUSED. Noted

d) WLBC Design Awards – to receive notice of the winners.

The Court Leet pub in Ormskirk won the renovation/conversion category.

Winner of the commercial category was the development of Creative Edge at Edge Hill University.

The Residential Award was won by Narrow Lane Farm, Narrow Lane, Aughton.

Narrow Lane Farm also won the sustainability ‘green’ category award.

The Landscaping Category Award was given to Coronation Court, a retirement living development.

e) CIL Funding Programme 2016/17 Infrastructure Projects – to consider the options/shortlisted projects after discussion, it was AGREED to support the ‘green’ projects and, in particular, the improvements to the public open space and associated car parking at Station Approach, Ormskirk with support for option 1 on how CIL monies may be spent (spend most now, on five projects, with the small remainder saved for future years).

10501 LANCASHIRE CONSTABULARY: POLICING OF AUGHTON – Police & Communities Together (PACT) – a brief report was given on the PACT Panel Meeting held 6 October 2015. There had been 17 crimes reported since the last meeting including 4 burglaries in a building other than a dwelling (Formby Lane, Turnpike Road, Middlewood Road and Aughton Food Store); 1 theft by an employee (Care Home); 3 burglaries in dwellings (Gaw Hill Lane, Liverpool Road and Royal Oak pub); 1 assault without injury (Molyneux Road); 2 criminal damage (other) (fence panels - Delph Lane); 1 theft from a vehicle (Middlewood Road); 1 assault with injury (Prescot Road); 1 assault with kidnapping (Royal Oak pub); 3 domestic type. Additional information, on a comparison of reported crimes in Southern Parishes, there had been 35 reported crimes with 17 of those in Aughton. In respect of the number of incidents dealt with other than reported crimes, there had been 228 incidents in Southern Parishes with 89 of those in Aughton. Items reported at the PACT Panel Meeting included further problems with drug taking at the Winifred Lane site and also the Cockbeck Bowling Green.

The Chairman offered his thanks to everyone involved with Aughton’s PACT Panel.

10502 COMMUNITY EVENTS:

a) Remembrance Sunday – to confirm the arrangements. The Parish Council had been invited to attend St Michael’s Church this year for the Remembrance Sunday Service, meeting in the Church Hall at 10.10am for the 10.30am service. This would be followed by a gathering in Aughton Village Hall before the procession to the Ceremony of Remembrance at Granville Park War Memorial at 12.15pm. Light refreshments would be served at Aughton Village Hall after the service. It was RESOLVED to take all expenses from the FREE RESOURCE (LGA Section 137).

b) Aughton’s Best Kept Garden Competition – to confirm arrangements for Presentation of Awards to the trophy winners and runners-up.

Saturday, 31 October 2015, 11am, at Aughton Village Hall Annexe. Light refreshments would be served during the event. It was RESOLVED to take all expenses from the FREE RESOURCE (LGA Section 137).

c) Lancashire Best Kept Village Competition 2015 – the results were READ and NOTED.

d) Festive Lighting Switch-on at Town Green Lane Shops – to consider the arrangements. As in previous years, WLBC’s offer of practical assistance and to call-off a 3 year contract for the electrical installation arrangements for the Parishes was AGREED. A budget allocation had been provided for all expenses arising from the occasion. The community event would be held on Tuesday, 1 December 2015, at 4pm.

10503 PARISH FINANCE:

a) Community Infrastructure Levy (CIL) – to receive notification of CIL receipts due. Notification from West Lancashire Borough Council that Aughton Parish Council had received CIL receipts totalling £2,664.75 for financial year 2015/16 for period 1 April-30 September 2015 to CIL Capital Fund).

b) External Audit – completion of Audit for the year ended 31 March 2015 – External Auditor’s Certificate and Opinion/Public Notice.

Notice of Conclusion of Audit (Audit Commission Act 1998 Accounts and Audit (England) Regulations 2011) dated 17 September 2015 was displayed in a conspicuous place for 14 days on 28 September (before 30 September). The Annual Return Parts 1, 2 & 3 were approved and accepted by the Parish Council. Details of two issues arising in respect of the Accounting Statements and Fixed Assets Register were read and the recommendations NOTED. It was RESOLVED to approve payment to BDO LLP for the audit fee in the sum of £300 (plus VAT).

10504 ACCOUNTS (circulated to members)

Income

WLBC – Contribution towards Concurrent & General Expenditure Part II	5,078.50
WLBC – Parish Precept Part II	28,224.50
Interest from Investment – half yearly	274.68

Expenditure

	(includes VAT)
Imprest Renewal	79.79
Rawsthorne Commercial Landscaping – Winter Maintenance	2,656.55
Destop NW Ltd – stationery replenishment	214.68
BDO LLP –fee for professional services rendered (External Audit)	360.00
Salaries – part-time clerk/part-time Park-keeper	1,282.52
HM Revenue & Customs – Income Tax & NIC	173.41

It was RESOLVED that all the foregoing accounts be paid.

10505 DATE OF NEXT MEETING – 9 November 2015.

There being no further business, the Chairman closed the meeting at 8.50pm,