

Minutes of the Full Council Meeting held on the 4th April 2016 at Bretherton C of E Primary School, South Rd, Bretherton @ 8pm.

Present; Cllr Bertram, Cllr Farbon, Cllr Jackson, Cllr Lloyd, Cllr Rigby, Cllr Wait, Mrs. G Southworth, Clerk to the Parish Council

In attendance.

Councillor Vickers, Chorley Council
Two members of the public.

1/16 **Apologies**
None.

2/16 **Declarations of Interest**
None

3/16 **Minutes of the Full Council Meeting held on the 7th March 2016**
The minutes of the meeting held on the 7/3/16 were deemed to be a correct record and were signed by the Chairman.

It was **RESOLVED** to adjourn the meeting to allow public participation.

4/16 **Matters raised by members of the public, Police or County or Borough Councillors**
Cllr Bertram raised a potential change of land use which may need to be investigated
Members of the public raised;
Need to keep the contents of the website up to date
Lack of public transport for the village
Recording of comments made on the Transport Questionnaire

It was **RESOLVED** to re-convene the Parish Council Meeting.

5/16 **Bowling Club Action Plan**
It was **RESOLVED** to note the report from the Bowling Club

6/16 **Planning**

Ref	Location	Details	Decision
16/00164/FULHH	Over Hall Nook South Road Bretherton Leyland PR26 9AB	Erection of a first floor rear extension and erection of a single storey orangery, following removal of an existing Conservatory.	It was RESOLVED to note that this application had been withdrawn.
16/00182/FULHH	Springfield Farm North Road Bretherton Leyland PR26 9AY	Erection of front porch and construction of boundary fence.	It was RESOLVED to; Make no comments in relation to the front porch Object to the boundary fence on the grounds set out in Appendix A
<u>16/00067/FUL</u>	Church House Barn South Road Bretherton Leyland PR26 9AJ	Change of use of existing storage barn (in grounds of Church House Barn) to dwelling including two storey extension and demolition of existing Dutch barns	it was RESOLVED to make the comments set out in Appendix A
<u>16/00237/CLPUD</u>	133 South Road Bretherton Leyland PR26 9AJ	Application for certificate of lawfulness for proposed outbuilding and two single storey side extensions	It was RESOLVED to make no comments

7/16

Finance

7.01/16 Payment

.It was **RESOLVED** to pay the following invoices. The invoices having been inspected/authorized by Cllr Bertram and Cllr Lloyd.

Cheque No.	Recipient	Description	Amount £
1406	Glenys Southworth	March Salary	152.88
1407	Glenys Southworth	March Expenses	86.56
1408	Countrywide Ground Maintenance	Work undertaken in March	270-00
1409	Barbara Farbon	Paper and Printer Cartridge- Production of Newsletter	34-99
1410	Andrew Farley	Maintenance Work at Bowling Club House. As the building is owned by the Parish Council payment needs to be made through the Council account, The Bowling Club have provided a cheque for the full amount, which is recorded on the income report, The VAT refund will be given to the Bowling Club later in the year-an item will go on the relevant Agenda.)	3360-00 incl VAT
1411	Lancashire County Council	Room Hire Feb and March 2016	50-00

7.02/16 Monitoring Statement

It was **RESOLVED** that monitoring statement for the period to the 31/3/16 be approved and the Chairman signed the statement on behalf of the Parish Council.

8/16

Length of Parish Council meeting

It was **RESOLVED** to use more effective time management.

9/16

Public Participation aspect of Parish Council meetings

It was **RESOLVED** that Parish Councillors would put items on the Agenda rather than raising issues during this part of the meeting

10/16

Implementation of Play Area report

It was **RESOLVED** to obtain additional information from the Lancashire Association of Local Councils on the guidance provided on a recent training course

11/16

Repair of SPID (Mobile Speed Camera)

It was **RESOLVED** to organize the repair work needed on the SPID

12/16

Commemoration of the Queens 90th Birthday

It was **RESOLVED** to note the arrangements for the organization of a commemorative event

13/16

Asset Register as at 7/3/16

It was **RESOLVED** to agree the contents of the updated Asset Register

14/16

Chorley Civic Society Awards

It was **RESOLVED** to submit the Bowling Club House and Veranda

15/16

Traffic Questionnaire Analysis

It was **RESOLVED** to;

Prioritise the issues/concerns raised in the responses to the Questionnaire

Provide a summary of responses on the website, notice boards and in the Newsletter

Request the Highways Authority to place on weight limit of 7.5 tons on vehicles using the roads in Bretherton

16/16

Consultation on Final Rural Action Plan

It was **RESOLVED** not to respond to the consultation

17/16

War Memorial

It was **RESOLVED** to note the latest position and Extraordinary Meeting to be held on the 24/5/16

- 18/16 **Planning Consultation**
It was **RESOLVED** to respond to the Consultation

- 19/16 **Attendance at the at the Lancashire Association of Local Councils Conference on 14/5/16**
It was **RESOLVED** not to be represented at the Conference

- 20/16 **External Audit 2015-15 Accounts**
It was **RESOLVED** to note the External Audit requirements

- 18/16 **Date of next Meeting**
The next full Parish Council meeting will take place on Monday 9th May 2016 at Bretherton Endowed C of E Primary School and will be preceded by the Annual Assembly Meeting at 7.30pm

There being no further business the Chairman closed the meeting at 9.30 pm.

Signed.....

Position.....

Date.....

Appendix A

16/00182/FULHH; Springfield Farm North Road Bretherton Leyland PR26 9AY ; Erection of Boundary Fence

“Having considered, at its meeting of Monday 4th April 2016, the two development proposals of planning application No.16/00182/FULHH, Bretherton Parish Council, resolved to object to the proposal for the erection of a 2.1 metre high timber acoustic fence along the boundary of Springfield Farm with North Road. The objection is based on the detrimental affect the acoustic fence would have on the amenity, character and environment of North Road over both the extent of the fence and the approaches to it.

In framing its objection Bretherton Parish Council have had regard to the following observations and facts:

1. Relevance to the Proposed Acoustic Fence.

- a. The planning application for the substantive building alterations, which are currently taking place, to Springfield Farm did not provide for the acoustic fence or indeed any form of boundary treatment, save for retention of the existing hedge. Therefore, it would be reasonable for Bretherton Parish Council to conclude that at the time they were not considered either necessary or appropriate. What has brought about the change?
- b. No explanation or justification is provided through the planning application for the need of an acoustic fence or its height of 2.1 metres. By this is meant what elements of Springfield Farm is the fence intended to protect, what existing noise levels are deemed to be so excessive that such protection is considered necessary and what is their source, extent and duration; do they exceed any statutory noise limits. Furthermore, what level of protection would the acoustic fence provide from the to be identified noise source(s)?
- c. The provision of acoustic measures, noise amelioration, is normally only provided to residential premises through the provision of specifically designed glazing and building panels. If acoustic measures are required for statutory purposes have such ‘building measures’ been considered, if not then why not, if they have been considered but subsequently been discounted on what basis has this decision been made.
- d. No statement is provided within the planning application documents which considers the impact of the proposed acoustic fence on the amenity, character and environment of North Road or the amelioration of them. Why not?
- e. Recognizing that the proposed acoustic fence is fully detailed and identified as such, it cannot be required for, or to have any purpose in providing, any visual screening of the property from North Road.
- f. The proposed 2.1 metre high acoustic fence would be 1.1 metres (some 3’-7”), higher than a 1 metre high fence, which could be provided as permitted development.

2. Relevance to the Amenity, Character and Environment of North Road.

- a. The character, amenity and environment of North Road is part of a typical West Lancashire village rural landscape, Properties, intermixed with open fields, provided to its frontage are in an irregular position, of a varying style and character and setting and, with some trivial exceptions, to its roadside boundary one has hedges of a differing height, position and type all of which provides a visual openness and non-conformity that is so pleasing to the eye. It is this non-conformity, this visual openness that characteristically defines Bretherton as a rural English village.

- b. The continuing encroachment of urban development into the green belt and through this the gradual but inevitable destruction of the amenity, character and environment of the village rural landscape is spoken and written of on a continuing basis. The encroachment is normally seen as new residential developments, however any encroachment that has its origins in urban development and changes detrimentally the amenity and character of the rural landscape, the rural street scene, should be seen as destructive and therefore not acceptable. The proposed acoustic fence is one such form of urban development, which would, if permitted, have a most detrimental impact on the amenity and character of North Road by virtue of its most stark imposition, displayed through the drawings 'Image of Proposed Fence' and 'Plan of Proposed Fence' within the submitted documents, into and domination of its rural street scene; it would mark the start of the urbanization of this part of North Road.
- c. The setting of precedents can, in any aspect of life, be most dangerous, for they can be used to bring forward and approve proposals that were never intended. Therefore, before they are set it is essential that any far reaching implications of them is understood; this is particularly true in the subject of planning which is generally seen as an 'art' subject, consequently opinions vary most widely. In the matter of the proposed acoustic fence its approval by CBC would in the opinion of Bretherton Parish Council set three precedents:

Precedent 1. That an acoustic fence could be provided to a residential frontage of North Road without any justification being provided for it.

Precedent 2. That the minimum acceptable height of an acoustic fence would be 2.1 metres.

Precedent 3. That the provision of an acoustic fence of height 2.1 metres would be deemed to be an acceptable form of highway boundary to North Road for residential properties.

Chorley Borough Council, having set such precedents, Bretherton Parish Council, are of the opinion, that as and when over time, owners of other North Road residential properties make similar planning applications, it would find itself in a position of being unable to find adequate grounds to refuse them or substantiate their refusal at planning appeal. Therefore, Bretherton Parish Council would see a situation developing where the western section of North Road would become urbanized; it finds such a position as being totally unacceptable.

Having considered all of the above, Bretherton Parish Council, hereby informs Chorley Borough Council, of its objection to the 2.1 metre high acoustic fence element of planning application No. 16/00182/FULHH, on the grounds that it would be severely detrimental to the amenity, character and environment of North Road, for the reasons of;

- a. It would introduce 'urbanization' into the rural street scene of North Road.
- b. It would be a stark imposition into and thereby dominate the rural street scene.
- c. It would be contrary to planning policies concerned with the protection of the rural landscape, the 'Green Belt'.
- d. It would result in the setting of planning precedents that could overtime result in other similar planning applications being submitted and approved leading to the comprehensive urbanization of the western section of North Road.

16/00067/FUL; Church House Barn South Road Bretherton Leyland PR26 9AJ

Change of use of existing storage barn (in grounds of Church House Barn) to dwelling including two storey extension and demolition of existing Dutch barns

Ancient stones are located nearby which are listed structures so have protection measures been identified/taken into account?

How will the building work be undertaken?

Has the storage of materials and vehicle access by contractors been taken into account?

Have traffic safety measures been taken into account in relation to the Primary School which is nearby?