

**Minutes of the Extraordinary Parish Council Meeting held on the 3<sup>rd</sup> January 2019 at Bretherton C of E Primary School, South Rd, Bretherton @ 8pm.**

**Present;** Cllr Farbon, Cllr Lloyd, Cllr Wait, Cllr Wigley, Mrs. G Southworth, Clerk to the Parish Council

**In attendance;** No members of the public were in attendance

**175/18 Apologies**

Apologies were received from Cllr Rigby

**176/18 Declarations of Interest**

None

**As no members of the public were in attendance the meeting was not adjourned**

**177/18 Matters raised by members of the public, Police or County or Borough Councillors**

None

**178/18 Planning**

**Planning Applications:**

Ref	Location	Details	Decision
18/01177/P3PAN	Stoat Hall Fisheries Back Lane Bretherton Leyland PR26 9BE	Prior approval application under Part 3, Class P of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of a building to one dwelling.	It was <b>RESOLVED</b> to make the comments set out in Appendix A
18/01097/FUL	Red Bridge Farm Sollom Lock, Lock Lane Sollom Preston PR4 6HS	Erection of a replacement dwellinghouse, following the demolition of the existing dwellinghouse and buildings	It was <b>RESOLVED</b> to make no comments

**179/18 Finance**

**179.01.18 Payment**

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

Cheque No.	Recipient	Description	Amount £
1580	Wignalls Landscapes	Grounds Maintenance Dec 2018	346-80
1581	Rufford Printers	Printing of Xmas Newsletter	102-00
1582	Lancashire County Council	Room Hire Oct, Nov, Dec	75-00

**179.02.18 Monitoring Statement**

It was **RESOLVED** that the monitoring statement for the period to the 31/12/18 be approved and the Chair signed the statement on behalf of the Parish Council

**180/18 Highways Issues**

It was **RESOLVED** to note;

The addition to the Accident record

That the meeting between County Councillor Iddon and the Head teacher of the Primary School and Head of Highways is due to take place shortly

**181/18 Sponsorship of Newsletter**

It was **RESOLVED** to note the sponsorship offer

**182/18 Decisions taken by the Chair**

It was **RESOLVED** to note the decisions;

Payment of Room Hire Invoice from Lancashire County Council

Consideration of information from Chorley Council in respect of Section 106 funding

**183/18 Liaison Meeting with Chorley Council 16/1/19**

It was **RESOLVED** that;

Cllr Lloyd should attend the meeting

Items in relation to the Accident record and state of pavements be submitted

**184/18 Asset Register**

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

**185/18 Attendance by Cllr Wait at a Finance Workshop on the 7/2/18 at a cost of £25**

It was **RESOLVED** to agree to the attendance of Cllr Wait

**186 /18 Date of next Meeting**

The next full Parish Council meeting will take place on Monday 4/2/19 at 8pm at Bretherton Endowed C of E Primary School. The budget meeting between the Chair and Vice Chair will take place on the 7/1/19

There being no further business the Chairman closed the meeting at 8.45 pm.

Signed.....

Position.....

Date.....

**APPENDIX A**

**Planning Application**

Ref; 18/01177/P3PAN

Location; Stroat Hall Fisheries Back Lane Bretherton Leyland PR26 9BE

Details; Prior approval application under Part 3, Class P of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of a building to one dwelling

The Parish Council has a number of comments and questions in respect of the above application.

The Parish Council strongly objects to this Planning Application

The property which this applicant wishes to convert, is to the knowledge of the Parish Council not a storage or distribution Centre but, in fact one of a number of temporary buildings which have been erected at a recreational fishing site over a number of years.

To the knowledge of the Parish Council, no planning applications have been submitted in the past seeking approval for the creation of a storage or distribution centre and this being the case such structures would not have been in place in March 2014

In these circumstances the building in question would not come under the criteria for Class P. Presumably the law is based on the existence of a substantial building rather than the conversion of shed

Given the nature of the building it is unlikely that any type of services are in place

Given the nature of the structure the proposed work involved, would seem to be a rebuild rather than a conversion, which leads to the question, is the building suitable in the first place for becoming a domestic dwelling. How substantial a structure is it?

Should the applicant be able to prove the legal existence of a distribution or storage centre this begs the question why has the building become redundant and why was it constructed in the first place.

Is it the intention of the applicant to change the nature of the recreational fishing business?

If the conversion is allowed does this mean that another storage facility will be needed on the site?

If the conversion is allowed how the proposed building would conform to the building regulations given its current temporary nature.

If the building is allowed, how effluent would be dealt with to prevent ground contamination.

Has an environmental survey been undertaken to identify if any species will be adversely affected.

It is understood that someone may be living on the site without planning permission and it is also understood that some building work has taken place on the site including the creation of concrete bases.