

Minutes of the Full Council Meeting held on the 11th September 2017 at Bretherton C of E Primary School, South Rd, Bretherton @ 8pm.

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

In attendance; Two members of the public

91/17 **Apologies**
None

92/17 **Declarations of Interest**
None

93/17 **Minutes of the Full Council Meeting held on the 3/7/17**
The minutes of the meeting held on the 3/7/17 were deemed to be a correct record and were signed by the Chairman.

94/17 **Minutes of the Extraordinary Meeting held on the 31/7/17**
The minutes of the Extraordinary meeting held on the 31/7/17 were deemed to be a correct record and were signed by the Chairman

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

95/17 **Matters raised by members of the public, Police or County or Borough Councillors**
The unaudited accounts of the Film Club were noted

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

96//17 **Grant Agreement with Bretherton Cricket Club**
The agreement was signed and witnessed

97/17 **War Memorial**
It was **RESOLVED** to;
Note the update of the War Memorial Fund
Request Pastor Kelsall and the Reverend Michael Woods to carry out a Rededication of the War Memorial on the 12/11/17
Defer the War Memorial Plant Scheme to the October meeting

98/17 **Planning**
Planning Applications:

Ref	Location	Details	Decision
17/00707/FUL	Boundary Farm, Doles Lane, Bretherton. PR26 9BA	Conversion of stables into two bedroom dwelling	It was RESOLVED to make comments on the Planning Application as set out in Appendix A
17/00814/COU	Carr House. Carr House Lane, Bretherton, PR26 9AR	Change of use from office (Use Class B1) to personal training studio (Use Class D2)	It was RESOLVED to object to the Planning Application on the grounds set out in Appendix A
17/00793/CLEUD	Land adjoining Moorhey Cottages, South Rd, Bretherton	Application for Lawful Development Certificate for storage use (Class B8) in two buildings and associated land	It was RESOLVED to object to the Planning Application on the grounds set out in Appendix A

17/00829/FULMAJ	Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX	Section 73 application to vary conditions 3 (approved plans), 4 (phasing plan) and 7 (landscaping works) attached to planning approval 15/00888/FULMAJ to alter the position and form of the previously approved recycling building, pallet store, biobed and scrubber building and pre-extrusion building.	It was RESOLVED to make no comment
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99/17 Finance

99.01.17 Payment

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

Cheque No.	Recipient	Description	Amount £
1497	Glenys Southworth	July/Aug Salary	337-74
1498	Glenys Southworth	July/Aug Expenses	99.63
1499	Wignalls Landscapes	Grounds Maintenance Aug 2017	312-80
1500	CA Traffic Ltd	SPID Repair	78-00
1501	Lancashire County Council	Room Hire April, May, June	75-00

99.02.17 Monitoring Statement

It was **RESOLVED** that the monitoring statement for the period to the 31/8/17 be approved and the Chair signed the statement on behalf of the Parish Council.

100/17 Contents of the Asset Register

It was **RESOLVED** use the valuations provided by the Play Inspection Company

101/17 Bowling Club Agreement 2017-18

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

102/17 Agreement with Croston Junior Football Club

It was **RESOLVED** to ask a representative of the Club to attend the next Parish Council meeting

10317 Autumn Newsletter

It was **RESOLVED** to agree the contents of the Autumn Newsletter. The Closing Date for items being 27/9/16

104/17 Condition of the Recreation Ground Road

It was **RESOLVED** to obtain further information

105/17 Community Transport

It was **RESOLVED** to note the information provided by Professor Salvesen

106/17 Lancashire Association of Local Councils AGM 18/11/17

It was **RESOLVED** that Cllr Lloyd represent the Parish Council

107/17 Lancashire Fire and Rescue Service; Consultation on Emergency Cover Review

It was **RESOLVED** to respond to the Consultation

- 108/17 **Deed of Adverse Possession on the land outside the Malt House**
It was **RESOLVED** to obtain legal advice

- 109/17 **Grounds Maintenance Contract**
It was **RESOLVED** to obtain information from the Contractor

- 110/17 **Highway Matters**
It was **RESOLVED** to refer the highways matter to the County Council

- 111/17 **Recreation Ground**
It was **RESOLVED** to remove the trees causing problems

- 112/17 **Purchase of Ordnance Survey Maps**
It was **RESOLVED** to purchase bespoke maps

- 113/17 **Village Tidy Up 2018**
It was **RESOLVED** defer this item to the Oct meeting

- 114/17 **Village Fun Weekend 2018**
It was **RESOLVED** to defer this item to the Oct meeting

- 115/17 **Growing a Rural Community Survey**
It was **RESOLVED** to respond to the survey

- 116/17 **Lancashire Adult Learning Course Programme**
It was **RESOLVED** not to consider the provision of training courses

- 117/17 **Chorley Liaison Committee Meeting on the 18/10/17**
It was **RESOLVED** that the Parish Council be represented by Cllr Lloyd

- 118/17 **Hedges on North Rd**
It was **RESOLVED** to write to the occupiers of the property

- 119/17 **Consultation on Burscough Neighborhood Plan**
It was **RESOLVED** not to respond to the consultation

- 120/17 **National Association of Local Councils; Consultation on Broadband**
It was **RESOLVED** to support the views of the National Association of Local Councils

- 121/17 **Date of next Meeting**
The next full Parish Council meeting will take place on Monday 2/10/17 at 8pm at Bretherton Endowed C of E Primary School.

- 122/17 **Urgent Business; Defibrillator**
It was **RESOLVED** to investigate the problems highlighted by NW Ambulance

There being no further business the Chairman closed the meeting at 10.00 pm.

Signed.....

Position.....

Date.....

Appendix A

17/00707/FUL

Boundary Farm, Doles Lane, Bretherton. PR26 9BA

Conversion of stables into two bedroom dwelling

The Parish Council wish to make the following comments

The proposals in the report from Mandy Eiford in terms of the provision of bat bricks bat boxes and bird boxes are supported. And the Parish Council would wish to see meeting the recommendations in this report as a condition of granting the planning application

Work should not take place during the hibernation period of Oct-March

Bat roosts and boxes should be incorporated into the conversion

Barn Owls are known to frequent the location

As windows are visible from the public highway these should be wooden rather than PVC

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17/00814/COU

Carr House. Carr House Lane, Bretherton, PR26 9AR

Change of use from office (Use Class B1) to personal training studio (Use Class D2)

The Parish Council objects to this application on the following grounds

Road access difficulties as the site is near to the junction with the A59

Potential for significant increase in traffic

Large increase in hours from present usage of office hours to 365 days 6am to 7pm which will affect the amenity of the residential properties on the site.

Potential for noise emanating from the premises

Parking difficulties on the site-10 spaces are being requested.

The activities being proposed suggest group sessions rather than one to one personal trainer type activities

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17/00793/CLEUD

Land adjoining Moorhey Cottages, South Rd, Bretherton

Application for Lawful Development Certificate for storage use (Class B8) in two buildings and associated land

The Parish Council object to this application. It is presumed that this application is part of a process of seeking planning permission for the demolition of existing buildings and construction of new buildings and in this respect the Parish Council would wish the objections made to this proposal to be taken into account.

Specifically in respect of this application the Parish Council wishes to make the following points

The site is Green Belt Agricultural Land. It is accepted that the storage of building materials directly associated with agricultural activity of the land would be necessary and justified. However, the storage identified in the planning application has no direct association with any agricultural activity of the land; but rather constitutes the surplus/redundant materials generated by the building activities of the applicant.

The 2 buildings were originally provided for and used as 'hen cabins'; the keeping and breeding of hens, an agricultural use. To the knowledge of the Parish Council no planning application or such other application or notification has at any time been submitted/approved for the change of use of the 'hen cabins' to one of the storage class (B8) of building materials, which it would consider as commercial/industrial development.

In respect of the maintenance of the two buildings, their existing condition indicates that none has been undertaken for some considerable time. They are effectively derelict, both have substantial holes in their roofs and sides, their timbers are effectively rotten, whilst the ridge of the most westerly has collapsed, rendering it impossible for them to provide any protection of their contents from the weather. Presumably their derelict state would cause any established use rights, if proven, to be invalidated. The poor state also indicates that the contents of two buildings are not considered in need of protection from the weather and consequently have no need for protective storage.

The current condition of the two buildings, the type and condition of the materials placed in them, together with their not being readily accessible, indicates that the current use claimed by the applicant is not valid.

Whilst the applicant would have the right to replace the existing buildings, this right would only extend to buildings of a similar area/cubic capacity, it would not provide the right for a new building of an area/cubic capacity greater than the existing buildings.

If the application is agreed by CBC then it could lead to a change the currently designated status of the curtilage land from one of green belt agricultural to industrial. It is considered that this could result in an unfortunate precedent which could be exploited by others in the future.

Whilst it is recognised that there is an existing access to the application site from a Private Road, via its junction with South Road, the Parish Council contends that the junction design is inadequate for its existing vehicular use and any proposed greater usage.