

ECCLESTON PARISH COUNCIL

MINUTES of the Meeting held 14 March 2013 at 7.30 pm in The Changing Rooms, Drapers Avenue, Ecclestone.

Present Councillors W Mason (Chairman), L Armstrong, A Barnes, K Brown, J Cannon, M Frost, B Harrison, C Lilley and M Miller.

Also present Borough and County Councillor K Iddon, Borough Councillor H Counce and 34 Members of the Public

28.13 Apologies for absence

Apologies were received from Councillor D Holborn.

29.13 Disclosure of Personal/Prejudicial Interests

Cllr Lilley, as owner of a property adjoining the site of a planning application, declared a personal interest in an item forming part of Agenda Item 6 (Planning Matters).

30.13 Minutes of the Meeting held 14 February 2013

Resolved: the Minutes (as circulated) were approved and signed by the Chairman as a correct record.

Resolved: Standing Orders were suspended to allow Members of the Public to speak.

31.13 Public Participation

A resident mentioned the condition of local lanes which have been left in a terrible state as a result of farm vehicles and machinery leaving large amounts of soil on the surface, particularly along Bannister Lane and Bradley Lane.

Residents expressed anger at the changes proposed in the new planning application for redevelopment of the Carrington Centre. The increase in the number of dwellings has changed the priority from a shopping centre to a housing development. A resident advised the reason for the reduction in size of the retail facilities was as a result of the landowner being unable to secure a tenant for the supermarket, and has had to downscale accordingly. The additional houses will impact on the local infrastructure including drainage and sewers, which are already problematical, and school places with both schools currently being full. The additional vehicle movements, all via The Green, will present a danger on the highway. Existing parking problems on The Green will be exacerbated. There is no green space contained within the proposals. The meeting was advised the number of shops has been reduced due to a number of tenants having made alternative arrangements. The use of existing bricks from the demolition of the Centre was requested to retain the character of the area.

Resolved: Standing Orders were restored.

Resolved: Agenda Item 6 was brought forward.

32.13 Planning Matters

The following applications were considered:

13/00156/FULMAJ Erection of a replacement local centre including associated parking and servicing areas and the erection of 63 residential dwellings at The Carrington Centre, New Mill Street. Councillors discussed the points raised by residents and provided comments. As Ecclestone is designated a rural service centre the limited number of commercial properties is insufficient to meet this designation or cope with the increasing number of residents. The design and materials for the commercial buildings is not considered to be sympathetic to the village. Delivery vehicles will cause problems to road users and neighbouring properties. The amount of parking provision was mentioned. The proposals leave no room for any future expansion of the commercial facilities. Councillors are to provide details to the Clerk for the submission of a formal objection.

13/00121/FUL External alterations to the elevations of nos. 20 and 22, to include the demolition of existing porches, the erection of a new single front porch and changes to windows to facilitate combining the pair of semi detached houses into one property at 20 Newlands.

13/00128/FUL Two storey side extension at 17 Greenway.

13/00140/FUL Single storey extension to the rear and side elevation at 22 Middlewood Close.

13/00155/FUL Single storey rear kitchen extension following demolition of existing single storey extension at 33 Lydiate Lane.

13/00173/FUL Relocation of existing stable block and muck midded including associated hardstanding and new vehicular access from Bradley Lane at Land 55m North East of 55 Bradley Lane.

13/00213/FUL Erection of a single storey rear extension at 19 Bradley Lane.

Councillors had no comments relating to these applications.

13/00149/FUL Application to vary condition 5 of planning permission 11/01009/COU (which granted permission for a café/restaurant) to allow opening 5:00pm to 9:30pm Sunday to Thursday and 5:00pm to 10:00pm Friday and Saturday. Concerns were raised regarding the inadequacy of parking facilities and that, despite the description stating 'non alcoholic and non take away', this application may be a lead in for a take away.

Resolved: the Planning Authority is to be asked to apply conditions to any permission to ensure the 'non alcoholic and non takeaway' description within the application is adhered to.

Resolved: Agenda Item 7 was brought forward.

33.13 Land off Bradley Lane

Resolved: Standing Orders were suspended to allow Members of the Public to speak.

A resident provided information regarding his claim for Village green status for the area of land adjacent to the School playing field. Evidence will not be presented to the hearing if the Council is willing to take on a 25 year lease on the area, which must be signed at this meeting. The resident mentioned the setting up of a trust, which would be a third party to the lease. The Vice Chairman of the Junior Football Club advised the Club would be willing to take on a sub lease of the land to enable the Club to apply for grants to improve the playing surface.

Resolved: Standing Orders were restored.

Councillors discussed the implications of the lease. The Council had been approached, at very short notice, to assist in the resolution of the Village Green status issue. A draft lease had been produced in an extremely short time scale and negotiations have been seriously constrained as a result of this. The draft lease has been viewed by the Council's Solicitor and amendments made to comply with certain demands of the resident.

Resolved: Standing Orders were suspended to allow a Member of the Public to speak.

The resident was requested to confirm he would not be presenting evidence to the Hearing if the lease is signed and this was confirmed.

Resolved: Standing Orders were restored.

Councillors discussed the addition of the third party to the lease and advised this could not be considered as it was not an item for consideration on the agenda. The signing of a 25 year lease for the area of land was considered.

Resolved: the Chairman and Vice Chairman were authorised to sign the lease.

34.13 Drapers Avenue Surface Water Drainage

The Chairman advised of receipt of a letter from a resident of Drapers Avenue, regarding long standing problems with a piped culvert to the rear of properties.

The Chairman and Clerk had met with the resident and a neighbour.

The Chairman and Clerk met with representatives of Northern Trust to discuss the land subject to the lease and the Carrington Centre development. The resident's issues were also raised. Northern Trust is to arrange for a camera survey of the pipe, which will include jetting, and the results of the survey will be provided to the Council.

35.13 Financial Matters

Councillors considered the financial monitoring statement.

Resolved: the monitoring statement was received and accepted and signed by the Chairman.

A grant request from Chorley and South Ribble Shopmobility, towards the purchase of a heavy duty scooter, was considered. There was no proposer for the request.

Resolved: the following payments were approved, the invoices having been inspected in accordance with fidelity guarantee requirements:

£ 647.65	Employee 1	Salary
£ 425.66	Employee 2	Salary
£ 466.01	Employee 3	Salary
£ 245.97	HM Revenue and Customs	Tax and NI
£ 298.38	Employee 1	Reimbursements
£ 11.70	Employee 2	Reimbursements
£ 80.00	D Proe	Hedgecutting
£ 162.00	Wicksteed Playscapes	Play equipment inspections
£ 200.00	Sprintprint	Newsletter printing
£ 20.00	Lancashire Best kept Village Competition	Entry
£ 65.00	E.on	Electricity charge
£ 11.62	United Utilities	Water services charge
£ 49.49	United Utilities	Surface water charge

36.13 Funfair

Councillors considered a request, from North West Funfairs Ltd to use the Bradley Lane field on the Recreation Ground for a funfair in June.

Resolved: Standing Orders were suspended to allow a Member of the Public to speak.

The Vice Chairman of the Junior Football Club advised the Club has concerns regarding possible damage to the playing surface and drainage system. Councillors advised the operator had advised, at a previous meeting, that the land would be made good.

Resolved: Standing Orders were restored.

Resolved: permission was granted subject to the operator having the necessary insurances in place and agreeing to make good any damage caused as a direct result of the Fair.

37.13 Car Park and Recreation Ground

A request from Ecclestone Young People's Centre to use part of the car park and the Recreation Field for an event on Wednesday 10 April 2013 was considered and information from LCC Young People's Service regarding replacement signage was provided.

Resolved: permission to use the car park and field was granted

38.13 Reports from Outside Bodies (for information only)

Chorley Borough/Parish Council Liaison Meeting - Chorley Council is to look into the introduction of a policy to govern commercial wind turbine planning applications. Parish Councils were invited to look after bus shelters in rural areas.

The Friends of St Mary's are looking at events to raise funds.

Three Tier Forum - no items have been offered by parish councils to be put forward.

PACT Meeting - reported crimes were very low with only three in the village. The Community Beat manager is undertaking training for the Mounted Division.

39.13 Date of Next Meeting

Thursday 11 April 2013.

Resolved: the meeting was adjourned for a private discussion between Councillors.

The meeting was reconvened.

40.13 Councillor Vacancies

Applications for co-option for the two vacancies, from Dianne Bonney, Henry Counce and Alan Whittaker, were considered.

A paper ballot was held and the ballot papers checked under the supervision of a resident. Dianne Bonney was co-opted to fill the first vacancy.

Applications for co-option for the remaining vacancy, from Henry Counce and Alan Whittaker, were considered.

A paper ballot was held and the ballot papers checked under the supervision of a resident. Henry Counce was co-opted to fill the remaining vacancy.

There being no further business the Chairman declared the meeting closed.

..... (Chairman)