

AUGHTON PARISH COUNCIL

MINUTES OF MEETING HELD ON MONDAY, 8 JUNE 2015, IN AUGHTON VILLAGE HALL ANNEXE, COMMENCING AT 7.30pm.

CHAIRMAN: Councillor Ian Grant

MEMBERS PRESENT: As recorded in the Register of Attendance

10445 CHAIRMAN OF THE COUNCIL 2015/2016 – welcome and confirmation of procedure. Councillor Grant thanked his fellow councillors for electing him to the honorary position which he had previously held some 20 years ago. He thanked the previous Chairman, Councillor David Gallagher, for his hard work over the past 12 months and Councillor Jones, the new Vice-Chairman, for chairing the Annual Meeting in his absence. All the formalities had been completed including the Declaration of Acceptance of Office in the presence of the Clerk, the Proper Officer of the Council.

10446 VACANCIES IN THE OFFICE OF PARISH COUNCILLOR: Co-option process – it was confirmed that, following the public notice, there had been nine persons showing an interest in the Vacancies and the Interview Selection Panel would meet on Wednesday, 17 June 2015, in Aughton Village Hall Committee Room, between 6pm-10pm. The final stage of the co-option process would be completed at the July monthly meeting.

10447 APOLOGIES were tendered on behalf of:

Councillor Walne - personal commitment

APOLOGIES were READ and APPROVED.

10448 DECLARATIONS OF INTEREST – members were reminded to declare their interests before the start of each Agenda Item or when appropriate.

10449 MINUTES OF THE ANNUAL MEETING HELD 11 MAY 2015, copies circulated prior to meeting – following an amendment to Para.10439, line 3, substitution of the word ‘broken’ for ‘broker’, the Minutes were APPROVED and SIGNED as a correct record.

10450 MATTERS ARISING FROM MINUTES (for information only):

a) Housing Land: Grass Verges on Town Green Lane – a copy letter from the Assistant Director Housing and Regeneration at WLBC giving an update on this matter was READ and NOTED.

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

The Chairman of a newly formed residents group, Protect Aughton’s Landscape Together, spoke about the planning applications for the development of two solar farms on land to the West of Back Lane and to the South of Formby Lane. He gave details of the objections to the proposals including the negative impact on the openness of the Green Belt; damage to the local scenic landscape; severe visual impact resulting in a serious loss of residential amenity; significant negative impact on the wildlife population, habitat and local ecology; infringe directly and adversely on the local footpaths and rights of way infrastructure; the proposed developments were contrary to the National Planning Policy Framework and the West Lancashire Local Plan Policies; inappropriate development and the developer had at no point demonstrated any very special circumstances to justify renewable and low carbon energy proposals (a Briefing Note had been provided for circulation to members).

A resident from the Serpentine and a resident from Long Lane (also Chairman of ARG 2012) lent their support in opposing the developments.

Another resident from Long Lane spoke about the ongoing problem of the speed of traffic in Long Lane. The Chairman said the matter would be taken up with the relevant authorities.

The Chairman of ARG 2012 referred to the planning applications for Parrs Lane Plan 'B' site which would be considered by the Planning Committee on 25 June and asked if the Parish Council Clerk would be 'speaking'. It was confirmed the Clerk would be representing the Parish Council at the meeting.

A resident from Parrs Lane commented on the clearance of trees on two sites in Parrs Lane. The Chairman referred to tree management on private land/tree preservation orders, infill sites and the fact that the Plan 'B' site land on Parrs Lane had been taken out of the Green Belt.

A resident of Redsands spoke about the proposed planning application for change of use of property to student HMO. On behalf of nine other residents, objections had been submitted on traffic and parking grounds, the house was situated on a blind bend and the proposal was 'out of character' and detrimental to residential amenity and young families playing in the street.

The Chairman thanked local residents for their comments and the meeting was resumed.

In accordance with Standing Orders, the Chairman varied the order of business to enable Agenda Item 8 'Planning' to be taken next.

(Councillor Roberts declared a NON-PECUNIARY INTEREST in 2015/0424/FUL & 2015/0425/FUL as he had installed solar panels on his own house thus supporting small scale solar power on domestic properties. Councillors Grant, Jones, Mrs Atherley, Gallagher & Roberts all declared NON-PECUNIARY INTERESTS in 2015/0440/OUT, as the applicant, an ex Parish Councillor, was known to them all. Councillors Mrs Atherley & Roberts declared NON-PECUNIARY INTERESTS in 2015/0541/FUL as they were known to the applicant. Councillor Jones, as a close neighbour, declared a PECUNIARY INTEREST in 2015/0324/FUL))

#### 10451 PLANNING

##### a) Weekly List Items

There were NO COMMENTS in the cases of:

2015/0280 0363 0405 0499 0360 0514 0252 0541

In the case of:

(Councillor Jones left the meeting during discussion of the next item)

2015/0324/FUL 6 Greystokes – two storey side extension – members noted the current planning consent 2014/0684/FUL and raised the following comments in respect of an alternative proposal, design and layout:

- a) the new proposal constitutes over-development of the site and has an overbearing impact on the adjacent property at No. 5 resulting in loss of residential amenity.
- b) in view of the close proximity of the driveways of Numbers 6 & 5, with what appears to be a reduction in off road parking spaces at No. 6, there would almost certainly be parking and access problems at the head of this cul-de-sac.
- c) if the Local Planning Authority was mindful of granting planning permission for the superseded application, members would request conditions be imposed in respect of contractors' working hours to protect residential amenity in this small cul-de-sac, ie Monday-Friday 0800-1700 with no weekend working, sensible parking, with no obstruction of driveways.

(Councillor Jones resumed the meeting)

2015/0440/OUT Land to the rear of 69-75 Town Green Lane – Outline – residential development to provide up to 5 no. detached dwellings (including details of access) – members had no objections in principle to the proposed residential development of the land but considered 5 detached dwellings constitutes over-

development in this particular location. The site was accessed onto the busy, sometimes difficult, junction of Bold Lane, Winifred Lane and Town Green Lane but it was noted that there were proposals for improving the sightlines. However, part of the site was currently used for parking for staff and customers to the parade of shops on Town Green Lane and also for occupiers of the house/flats above the shops and concern was expressed as to the displacement of these vehicles.

2015/0424/FUL Land to the West of Back Lane – installation of ground mounted photovoltaic (PV) solar arrays to provide 5MWp generation capacity together with transformer stations; internal access track; electricity sub-station; landscaping; fencing; security measures; access gate; and ancillary infrastructure – members strongly objected to the proposal on the following grounds:

‘WLLP Policy EN2 – the proposed development would have a detrimental impact upon biodiversity of the land – it could destroy or adversely affect important wildlife habitats.

WLLP Policy EN1 – the Green Belt safeguards the countryside from encroachment of development. The NPPF also recognises that many renewable energy projects would constitute inappropriate development. The size and scale of the proposed Solar Farm would not, therefore, constitute ‘very special circumstances’ for destroying the openness, character, and landscape of this important Green Belt location. The Parish Council took the view that clearly, in this case, the disadvantages arising out of the proposal outweigh any potential benefits.

NPPF – Green Belt

The proposed development would have a detrimental affect on the overall character of this Green Belt location. The proposed development would have a significant impact upon the openness of the Green Belt and represents encroachment in the countryside. Loss of openness would result from the size and scale of the proposed Solar Farm. The loss of high grade agricultural land would be of more than low significance and contrary to Government Policy. The proposed development appears to affect Public Rights of Way Nos. 15 & 30 and would obstruct public access to No. 15.

The site was in one of the most picturesque rural locations in the Parish and was regularly used for the various leisure activities, ie walking, cycling, groups of ramblers etc and by local residents and visitors enjoying the countryside. The proposed Solar Farm would be harmful to the Green Belt, have a detrimental impact on the residential amenity of the neighbouring properties by way of noise and the generation of traffic and there would be a significant loss of visual amenity.

With another Solar Farm planning application submitted (2015/0425/FUL) in close proximity at Formby Lane, there would be a significant cumulative impact on the character and openness of Aughton’s Green Belt. It would appear that Government support for developing Solar Farms on Green Belt land was waning. Previously developed land or use of roofspace on public buildings, schools, community halls, etc was gaining support. It was hoped, therefore, that a decision would be made to refuse this planning application.’

2015/0425/FUL Land to the rear of Old Waggoners Cottage, Formby Lane – installation of ground mounted photovoltaic (PV) solar arrays to provide – 5MWp generation capacity together with transformer stations; internal access track; electricity sub-station; landscaping; fencing; security measures; access gate; and ancillary infrastructure –

members strongly objected to the proposal on the following grounds:

‘WLLP Policy EN2 – the proposed development would have a detrimental impact upon biodiversity of the land – it could destroy or adversely affect important wildlife habitats.

WLLP Policy EN1 – the Green Belt safeguards the countryside from encroachment of development. The NPPF also recognises that many renewable energy projects would constitute inappropriate development. The size and scale of the proposed Solar Farm would not, therefore, constitute ‘very special circumstances’ for destroying the openness, character, and landscape of this important Green Belt location. The Parish Council took the view that clearly, in this case, the disadvantages arising out of the proposal outweigh any potential benefits.

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The proposed development would have a detrimental affect on the overall character of this Green Belt location. The proposed development would have a significant impact upon the openness of the Green Belt

and represents encroachment in the countryside. Loss of openness would result from the size and scale of the proposed Solar Farm. The loss of high grade agricultural land would be of more than low significance and contrary to Government Policy. The proposed site, with an access onto the busy Formby Lane, occupies a low lying area and was susceptible to flooding. The proposed Solar Farm would be harmful to the Green Belt, have a detrimental impact on the residential amenity of the neighbouring properties by way of noise and the generation of traffic and there would be a significant loss of visual amenity.

With another Solar Farm planning application submitted (2015/0424/FUL) in close proximity at Back Lane, there would be a significant cumulative impact on the character and openness of Aughton's Green Belt. It would appear that Government support for developing Solar Farms on Green Belt land was waning. Previously developed land or use of roofspace on public buildings, schools, community halls etc was gaining support. It was hoped, therefore, that a decision would be made to refuse this planning application.'

2015/0449/LBC Moor Hall Barn, Prescott Road – Listed Building Consent – carry out structural repairs to barn roof and rear walls – members would support the principle of structural repairs to Moor Hall Barn, a curtilage structure to the Grade II Listed Building of Moor Hall, in order to enhance its appearance without impacting on the appearance and setting of the Listed Building. In order to protect this Grade II Listed Building, all structural repairs to the Barn to be carried out under the strict supervision of WLBC Conservation Officer.

2015/0450/LBC Moor Hall, Prescott Road – Listed Building Consent – carry out structural repairs to main hall roof and take off, set aside and relay the existing roof covering – Listed Building Consent and change of use and extension of Moor Hall, its outbuildings and gatehouse lodge, alongside ancillary provisions including car parking and landscaping, to enable use as a restaurant with rooms - members would support the principle of structural repairs to Moor Hall, in order to enhance its appearance without impacting on the appearance and setting of this Listed Building. In order to protect this Grade II Listed Building, all structural repairs to the Hall to be carried out under the strict supervision of WLBC Conservation Officer.

2015/0524/FUL & 0525/FUL Moor Hall, Prescott Road – members would support the proposal in principle, in order to secure a viable future for this Grade II Listed Building of significant character, setting and historic importance. The main concern with the proposal for a change of use from residential to commercial would be the increase in the volume of traffic accessing and egressing the main entrance situated on a bad bend off Prescott Road. This was a fast stretch of 'B' road despite a 30mph speed limit and the entrance was not visible to traffic from either direction until it was 'on top of it'. Signage and barriers were already in place on this bend and 100m further on, in the Kirkby direction, the speed limit increased to 50mph.

2015/0451/COU 78 Redsands – change of use of property to student HMO – members, having considered the Article 4 Directive applicable to Aughton and Local Plan Policy RS3b, consider that a HMO for 5 students would be totally inappropriate in this particular location and out of character with surrounding residential properties. The property was a 3 bedroom house, which was situated on a right angled bend in the road, with just one off-road parking space and a small front garden. To accommodate 5 students, the change of use would require at least 3 spaces otherwise there would be the inevitable problem of on-road parking, to the detriment of other residential properties on this narrow road. The Crime Impact Statement from Lancashire Constabulary was noted and including comments in respect of risk of noise, nuisance and anti-social behaviour impacting on the quality of life of nearby residents in this particular residential area. Members would, therefore, object to this application in order to protect the residential amenity of residents in Redsands.

2015/0464/FUL 39 Bold Lane – demolition of garage and gym to existing property and erection of a new garage and gym and an additional detached house – referring to the planning history of the site, members objected to the proposed development on the following grounds a) the proposal constitutes over-development of the site b) the proposal would result in loss of residential amenity to neighbouring properties.

- b) Appeals/Planning Control – none.
- c) Consultation 14 May to 26 June: Draft Supplementary Planning Documents -
  - i) Development in the Green Belt SPD ii) Affordable Housing SPD - the consultation documents were READ and NOTED without comment.

10452 ITEMS DEFERRED FROM ANNUAL MEETING:

- a) Representation of the Council on other Bodies and Committees – pending the completion of the co-option process it was AGREED to defer this item until the July Meeting. With regard to this year's Best Kept Garden Competition, two councillors volunteered to undertake the task pending the election of two responsible members. With regards to the amendments to 'Cheque Signatories', these would be confirmed at next meeting.
- b) Civic Sunday – the date was confirmed as 11 October 2015 at Christ Church.
- c) Alt-Crossens Intermediate Drainage Group – to consider financial support (notes circulated prior to meeting) – it was AGREED to approve financial support in the sum of £100 (PAPERBANK FUND).
- d) Sports Pavilion Building Upgrade (notes circulated prior to meeting) – the response to the invitation to quote for various work was noted and, after discussion, it was AGREED to accept the offer from a local builder, Paul Lea of Aughton, in the sum of £3,045.

10453 LANCASHIRE CONSTABULARY: POLICING OF AUGHTON – Police & Communities Together (PACT) – a brief report was given on the PACT Panel Meeting held 2 June 2015. There had been 5 crimes reported since the last meeting including 1 theft of 2 pedal cycles (Aughton Park Drive); 2 Criminal Damage to vehicles (Prescot Road & Scarth Hill Lane); 1 theft of motor vehicle (Town Green Lane); 1 attempted burglary to building other than a dwelling (front gate - Aughton Lawn Tennis Club). An update was given on a 'dangerous dogs' incident (The Rowans). Additional information, on a comparison of reported crimes in Southern Parishes, there had been 18 reported crimes with 5 of those being in Aughton. In respect of the number of incidents dealt with, other than reported crimes, there had been 194 incidents with 79 of those in Aughton, mainly dealt with by the PCSO. In respect of the figures for ASB in Aughton, there had been 8 incidents of 'nuisance'. Items reported included further problems with dog fouling in Town Green, Delph and North East Wards and the Enforcement Officer and PCSO were arranging Enforcement Days in August to try and educate the dog owners and the marking of 'dog stencils' on footways to serve as a reminder to dog owners. Incidents of ASB and 'nuisance' were also reported on the open spaces. Finally, the advert for volunteers for the Aughton Police Station had now been displayed on the APC website.

10454 WEST LANCASHIRE BOROUGH COUNCIL:

- a) Parish Council Capital Schemes 2015/2016 – to report on the bid for partnership funding towards further improvements to playareas. The successful bid was NOTED (£7,000 partnership Scheme).
- b) CIL funding & Strategic Infrastructure Projects in West Lancashire – consultation. After discussion, to consider the possibility of meeting the criteria in respect of expansion of car parking for rail users.

10455 AUGHTON'S BEST KEPT GARDEN COMPETITION – refer to Para.10452 above. The arrangements for this popular community event had been circulated prior to meeting – there would be no change to the arrangements and it was agreed that all expenses would be taken from the 'Free Resource'.

10456 PARISH FINANCE: to arrange an Extraordinary Meeting of the Parish Council to consider and approve the annual Accounts for the year ending 31 March 2015 – date and venue to be confirmed.

## 10457 ACCOUNTS (circulated to members)

Income

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Expenditure

(includes VAT)

Imprest Renewal	54.93
Rawsthorne Commercial Landscaping – grounds maintenance	2,577.00
BT Payment Services Ltd – One Bill Telephone/Business Broadband	169.70
Dzine Tiling of Maghull – urgent floor repairs in Sports Pavilion	60.00
Aughton Village Hall – hiring fee (3 months)	75.00
Lancashire Turf Supplies Ltd – intensive bowling green maintenance	220.08
Salaries – part-time Clerk/part-time Park-keeper	1,282.72
HMRevenue & Customs – Income Tax & NIC	173.21

It was RESOLVED that all the foregoing accounts be paid.

10458 DATE OF NEXT MEETING – 13 July 2015.

There being no further business, the Chairman closed the meeting at 9.15pm.