

Dalton Parish Council

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Minutes of the meeting of Dalton Parish Council at 7:00 pm on Monday 25th June 2018 in St Michael's C E Primary School.

Present: Cllr Louise Howard (Chairman), Cllr Iain Pearce (Vice-Chairman), Cllr Gill Rainford.

1 To record apologies for absence

Apologies were accepted from Cllr Murphy.

2 To receive declarations of interests

None declared.

3 To sign as a correct record the minutes of the meeting held 21st May 2018

The Minutes were accepted as a correct record of the meeting and duly signed by the Chairman.

4 To hear matters introduced by members of the public (Time Limit – 10 Minutes)

Residents of Spa Lane, Lathom attended to request that the Parish Council consider the planning application at NSG Pilkington's site for a solar farm.

5 To discuss The Wildlife Trust proposal to install interpretation boards at Beacon Point

Ben Hargreaves from The Wildlife Trust attended and brought along the finished illustration for the interpretation boards. Councillors were most impressed by the board and the incorporation of photographs, including one from a local artist. Parish Council concern had been raised when the project intended to use wooden structures to house the illustration. More robust material would increase longevity of the display so the Parish Council has successfully obtained some funding from WLBC in the form of a capital grant to provide casings. Ben Hargreaves agreed to approach land owners for permission and the Clerk will seek quotations for interpretation board housing for the Councillors to consider.

6 To consider any policing issues

No current issues.

7 To consider any road and footpath (public rights of way) issues

It was resolved to petition local County Councillor Paul Greenall and Road Issues portfolio holder County Councillor Keith Iddon with a proposal for a safety scheme to reduce the speed limits from national speed limit to 30 and 40 mph as appropriate on all the village roads. The most dangerous national speed limit roads to be prioritised are identified as Hillock Lane, Dungeon Lane, Long Heys Lane, Lees Lane, Crow Lane. Police and residents are in support of such a reduction.

The lack of sufficient road signage on Higher Lane will be pursued also but at this stage LCC had not responded to requests for assistance in this matter.

8 Accounts for ratification and payment; receipt of internal audit, adjustment to Asset Register and completion of paperwork for submission to External Auditor

Garden Rescue	210618	Grass verge cutting	0423	£ 60.00
E A Broad	270518	Salary	s.o.	£ 194.25
HMCS	270518	Tax for three months	s.o.	£ 132.48

The accounts were ratified and authorised for payment.

Under advice from the Internal Auditor, the Asset Register was amended and now confirmed as follows-

Asset Register 2018

		Custodian
Jubilee bench – bought in 2003	£772	Street furniture
Oak notice board – bought in 2007	£1,463	Street furniture
“Dalton” – cast iron signposts x 4	£500	Street furniture
Bench on corner of Lees Lane/Higher Lane (acquired 2017 - costing £300 to repaint in 2016)	£1	Street furniture
Lenovo laptop (2018) projector (2008)	£999	Clerk
TOTAL	£3,735	

The meeting heard that the grass verge cutting at £60 each cut will be rising to a cost of £80 each cut. This verge cutting remains a responsibility of the County Council however the parish had taken over this because LCC in attempt to cut costs no longer cut verge on rural roads unless there are safety implications to not doing so. It is debateable, as these verges are on hazardous junctions as to whether these would be included.

WLBC concurrent funding – for 2018/9 will be £390 can be used for grass verge cutting.

It was agreed to seek comparative quotes.

9 To discuss any planning issues

Application Number: 2018/0480/FUL

Proposal: Demolition of existing dwelling and erection of replacement dwelling.

Location: Quinta, Higher Lane, Dalton, Wigan, Lancashire, WN8 7TW

Parish Council Response:

Dalton Parish Council object to this planning application for the reasons below.

Currently there is a small bungalow on site, what is being proposed would far exceed the limits put in place with regards to volume increases, therefore inappropriate development in the greenbelt. Also, the recently submitted volume figures seem excessive for the current dwelling, which is only a relatively small bungalow, they don't seem to tally to what is physically there.

Replacing the original dwelling with a two-storey dwelling is out of keeping with the neighbouring properties, and would harm the visual amenity of the greenbelt. Whilst the property to the left is two storeys, the way the house is designed means only part of the front aspect actually has windows both on the ground and first floor, as the rest consists of roof, so in effect a 1.5 storey house. The replacement dwelling is far too imposing and is out of keeping with the neighbouring properties, therefore having a detrimental effect not only on the greenbelt but also on the neighbours.

Moving the property to the right, would not only lead to loss of light for the neighbour it's being moved closer to. It would also lead to lack of privacy for that neighbour, as well as the property it would be moved directly in front of across the road. The drive being moved to the left-hand side, would also make it a very tight turn, on what is already a very narrow access road.

We would also like to raise the point of the garage/studio that has recently been built. This building has been built under Permitted Development rights, however appears to be less than 2 metres from the boundary, the eaves therefore exceed what is allowed under these permitted development rights. Therefore, this building should have gone through the planning process, and as such the volume of this building should be considered as part of the proposed overall volume calculations.

We believe what the developer is proposing would lead to loss of visual amenity, and is therefore inappropriate development in the greenbelt. The replacement dwelling, should be kept on the original footprint, the volume be no more than what is permitted in the greenbelt, be no more than a 1.5 storey house, whose design was in keeping with its surroundings and met the criteria set out in the Dalton Village Design Statement.

Concerned residents have contacted the Parish Council about surveys being undertaken on the 'protected' buffer field separating Dalton Village and Skelmersdale Town. It is assumed that these surveys are in support of presenting this field for development on the next writing of The Local Plan. The Preferred Options paper is due to be published during the summer or autumn at the latest. The Parish Council has made representation to the Local Plan team that this buffer field forms the last section of greenbelt here, the purpose of which is to maintain the individual characteristics of distinct communities and should never be built upon. WLBC is urged to protect this green field and refuse planning permission for development at this point. The vista from the church is formed by this field and to build here would dramatically change the characteristics of Dalton Village and merge it into the new Town.

On enquiry some surveyors explained that their remit was to assess the junction of Beacon Lane/Higher Lane/Elmers Green Lane for installation of a roundabout here. Dalton Parish Council would hope to be included in any discussion about such proposals. Roundabouts are a prominent feature of Skelmersdale New Town but to place one in the centre of rural Dalton would impose urbanisation upon it. We are told that new development at Whalleys will have no impact on our road system and so fail to see how installing a roundabout to speed traffic flow could be justified or would assist in our problems of speeding vehicles.

Application Number: 2018/0409/FUL

Proposal: Installation and operation of a solar installation and associated infrastructure.

Location: Land To The East Of Lords Cottage Hall Lane, Lathom And Pilkington
Technology Centre Hall Lane, Lathom

Having heard representation from Spa Lane residents during the public forum, the Parish Council decided to comment on the application as follows:-

Dalton Parish Council is concerned about the site chosen by NSG Pilkington's for the solar farm to support 30% of the energy use of the site because it is not within the seven acre site itself but is on adjacent farmland, with an historical context. Local residents maintain that this field has not been ploughed because it housed the depot where horses were gathered before their deployment in France during World War 1. It is believed also that a number of horses were buried also there. The footings of the depot are evident as the applicant has acknowledged. The site is visible from Spa Lane – a road frequented by many of our residents - where glint and disturbance for drivers is a distinct possibility. It can also be seen from the panoramic view afforded from Ashurst Beacon. Such hard façade is not in keeping with the rural views currently seen. Stand Farm abuts this field and as a listed building it would be degraded by this industrial installation up to the boundary.

10 Matters introduced by Members for inclusion on a future agenda

No items raised at this stage.

There being no further business the Chairman closed the meeting at 7.45 pm.

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September 2018

Chairman – Cllr Louise Howard