

Dalton Parish Council

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Minutes of the meeting of Dalton Parish Council at 7:00 pm on Monday 25th November 2019 in St Michael's C E Primary School.

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

1 To record apologies for absence

None, all present.

2 To receive declarations of interests

Cllr Rainford declared an interest in a matter regarding a disturbed manhole cover on the pavement along Higher Lane, that had been made by a member of the public known to her,

3 To sign as a correct record the minutes of the meeting held 14th October 2019

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)

No items raised.

5 To update on issues raised by residents

No new items raised. Some issues still being discussed with the higher councils.

6 To consider any policing issues

A seasonal increase in rural crime was noted, including a raised threat of burglary, with incidents in neighbouring villages. Dalton Watch scheme was continuing great work in keeping neighbours connected and informed. The secluded areas, particularly carparks are of concern and police will be paying more attention to these after dark.

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

A number of issues had been reported to the Public Rights of Way Officer and had been dealt with quickly, including the re-opening of blocked footpaths.

A member of the public, injured on a raised manhole, requested information regarding this manhole cover. He fell in January 2018 and the Parish Council and members of the public had reported the damage to Lancashire County Council in October 2017.

All the drains on Higher Lane still need attention because the flooding of the road keeps happening and in heavy rain the manhole covers are pushed up. There is great concern that the road will become dangerous in cold weather as it will ice over.

8 To discuss any planning issues

Application Number: 2019/1062/FUL

Proposal: Hard standing area (retrospective)

Location: Land to the west of Ingleside, Higher Lane, Dalton.

Parish Council Response: Dalton Parish Council objects to this retrospective planning application.

We object both to the size and location of this hardstanding area within greenbelt land.

Whilst we appreciate an area of hardstanding may be necessary, it has however, been placed in such proximity to the property Ingleside that when the hardstanding is used, it not only will impose on the privacy of the resident, but also impact the visual outlook and light at the property. The rooms overlooking the hardstanding are those most used by the resident.

It goes without saying that vehicles are going to be parked on this hardstanding, further impacting Ingleside. Despite the fact the applicant answered no to the question on the application form 'Is vehicle parking relevant to this proposal', yet on the planning document it states that there will be netting, loading and palleting onto pickups and wagons.....therefore vehicles will be parked.

We would also like to raise the fact that the land is also used for retail purposes, members of the public buy Christmas trees directly from the owner. In addition, a local photographer(s) uses the site for family photo shoots.

This raises the question, will the hardstanding be used for either of these other uses? Will it be a car park for members of the public?

Given the point above, we feel that Highways should be informed, as whilst they have no objection to the existing track entrance/exit being used by agricultural vehicles and commercial vehicles. The fact that it could be used by members of the public, is a different matter. Cars coming out onto Higher Lane with no visibility either way, is extremely dangerous.

Finally, it is stated in the application that the majority of the crop is to be harvested this year, what is the future usage of the hardstanding and land?

Application Number: 2019/1072/PNC

Boydell's Farm, Hillock Lane, WN8 7RJ

Application for determination as to whether prior approval of details is required. Change of use of 2 No agricultural barns to 5 No dwelling houses.

Dalton Parish Council objects to this application.

Class Q1. (i)

The proposal still falls outside the scope of works allowed for conversions under Class Q. Therefore, one of the reasons for the previous application being refused, is still valid, as there would need to be a substantial amount of construction/demolition externally to make the buildings habitable.

The Cattle Barn is open fronted and according to the structural survey, the rear wall needs rebuilding, and new columns built at the front to support the rafters. The roof is being replaced with a new roof of a different profile to what is currently there, as evidenced on the existing and proposed plans.

The Sow Barn, needs considerable work too, in addition to one full wall constructing.

Neither of the buildings being converted are fully enclosed with full height walls on all sides.

There is no façade of either building that will not require some degree of rebuilding/new build work carried out on it.

In the Geotechnical Report, it states “Existing buildings will require demolition with relic foundations grubbing out, prior to the construction of the proposed development”.

Therefore, these are not conversions, that require building work to install windows, doors, internal walls, etc.....these are rebuilds.

Class Q1 (f)

The tenant, James Hodge, claims that he no longer requires the buildings at Boydell’s Farm following the construction of new buildings at his own farm. This was also stated in the earlier application(s), and yet the buildings at Boydell’s Farm are still in constant use by the tenant, with tractors visiting the site several times a day. The buildings at the tenants’ own farm have already been constructed, reference planning applications 2014/0585/FUL and 2016/0357/FUL, and yet despite this the tenant continues to lease and use the buildings on this site. We believe that the termination, is purely to allow the development to take place, and if this application is refused the tenant will carry on using the site, as has been the case after previous refusals.

Class Q2 (a) Transport/Highways impacts of the development

It is claimed that this site is very well serviced by public transport. Just under a two mile walk to the nearest bus stop and shops, doctors, etc is not easily accessible, convenient or well serviced. Given the number of bedrooms of these properties, it is highly likely that families will occupy them.....they are not going to walk or cycle to facilities given the distance.

Class Q2 (f) The Design or External Appearance of the building

We agree with the Planning Officers comments on the previous application, with regards to the design/external appearance of the building, in that the buildings will resemble industrial units and do not respect the rural character of the local area. Properties within Dalton are typically constructed of brick or stone and to achieve either of these would require even more rebuilding than is currently being proposed.

Appeal Cases

With regards to the 22 appeal cases that are referenced in the documentation. They say they are “similar” cases, and whilst a few may have a couple of similarities, they are not the same. Each application is judged on its own merits, and no precedent is set because these cases were won on appeal.....they are not identical to this site. I’m sure if we were able to, we too could cherry pick cases that were “similar” but in which the appeal was dismissed.

Conditions

If permission is granted for this application to go ahead, we ask that the conditions below are applied and we are consulted on them.

1. The earth bund separating this development from existing properties on Higher Lane, is retained as it is.
2. Detailed landscape plans are submitted for the whole of the site, not just the curtilage around the properties, and that we are consulted on these plans. The site is visible from quite a distance away, including from the popular viewing point at Parbold Hill, so the site needs to be very carefully landscaped to minimise the impact on the landscape.
3. Surface Water drainage plans need to be in place before any dwelling is occupied, and not just for the actual properties. There needs to be plans for dealing with the surface water run-off from the whole of the site. Currently Hillock Lane to the East of the site floods, whenever it rains. This is caused by surface water from the site, which flows down the track and onto Hillock Lane, this track is currently stone but will obviously be tarmaced.....this is going to make the flooding problem worse.

9 To consider legal action against Kier Homes use of Dalton in marketing materials

It was agreed to await the Trading Standards investigation into alleged false advertising.

10 Accounts for ratification and payment

E A Broad	281019	Salary – October 2019	s.o.	£203.48
John Stewart	251119	Grass verge cutting	452	£ 45.00
SLCC (Clerk’s society)		Annual subscription	453	£ 30.17
E A Broad	251119	Stamps	454	£ 15.72

Notification from NatWest that the bank account becomes liable to a £5 per month bank charge as of January 2020 was noted.

The accounts were ratified and authorised for payment.

11 To choose Parish Councillor representatives on WLBC Standards Board

Dalton Parish Council selected Justin Stopford (Parbold) and Linda Webster (Bickerstaffe) from the list of candidates.

12 To consider budget for Financial Year 2020/21

Income and expenditure sheets were provided to assess the level of 2018/19 budget remaining. Overspend was noted on bank charges (had not been anticipated), subscriptions, grants (to assist Stop Parbold Landfill) grass cutting, election costs, website provision so it was agreed that the required level of precept for 2020/21 will be increased by £215 to £4,200, from £3,985. A £15 council tax support grant and £390 concurrent funding (supports grass verge cutting) is expected to be maintained by WLBC. This proposal will be returned to in January for confirmation.

13 Matters introduced by Members for inclusion on a future agenda

There being no further business, the Chairman closed the meeting at 7.30 pm.

*Cllr Louise Howard
Chairman
2020*

13th January