

## **CROSTON PARISH COUNCIL**

**MINUTES** of the Meeting held 12 July 2006 at 7.30 pm in The Old School, Croston.

Present Cllrs P A Peet (Chair), K Almond, J Forrest, A Maddran, S Parkinson, B Thompson.

Also Present Borough Cllr Dickinson and 3 members of the public.

### 53.06 Apologies for absence

Apologies were received and accepted Cllrs Gibbons (work commitments), Kearton (illness) and S Thompson (holiday) and Borough Cllr Iddon.

### 54.06 Personal/Prejudicial interests

Councillors Almond, Forrest and Parkinson declared prejudicial interests in an item forming part of agenda item 9 (Planning Matters). Cllr Parkinson stated he had nothing to gain, personally, from his position as chairman of Croston Rural Action Group but had spoken to an Officer at Chorley Borough Council and had been advised to declare the interest. The Officer advised he had been contacted by Borough Cllr Iddon regarding the matter. Councillors Almond and Forrest also stated they had nothing to gain, personally, as members of CRAG but were advised to declare the interests.

### 55.06 Minutes of the Meeting held on 14 June 2006

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

### 56.06 Clerks Report

Judging for North West in Bloom is to take place on 17 July 2006. Weather permitting, the judges will be transported in an open horse-drawn carriage.

A Chorley Borough/Parish Council Liaison Meeting is scheduled for 19 July 2006. Agenda items are requested.

Lancashire County Council advised the determination date for the claimed footpath on the Croft Field is 4 July 2006.

Following the joint approach by the Parish Council and other local groups Lancashire County Council advised a portion of the surface of the footpath from the Churchyard to the car park would be attended to. The Groups were thanked for their assistance.

Lancashire County Council is conducting a strategic review of Library and Information Services. A questionnaire was completed by a Councillor.

Lancashire County Council provided information on Bus Service Contracts failing guidelines. Fares are to be increased for school bus users in an attempt to improve the viability.

Councillors are to meeting a representative of Lancashire County Council regarding the Recreation Ground Project. Late Friday afternoons were suggested as most convenient.

The LAPTC provided advance notice of its AGM, which is to take place on 4 November 2006, and a forthcoming training event.

Chorley Play Partnership provided consultation documents regarding a Draft Play Strategy for Chorley. Councillors are to distribute the documents amongst local relevant groups.

Croston Pre School thanked the Council for the grant towards the purchase of new chairs.

A request for information regarding the production of the Parish Plan was received. The questionnaire is to be completed by a Councillor.

Green Partnership Awards requested an update on the Village Entrance project. The Clerk is to advise of the reasons for the delay and the proposed completion by the end of summer.

A suggestion for amalgamation with nearby parish council's to arrange local training by the County Training Partnership has been made. Councillors were in favour of the suggestion.

#### 57.06 Police Matters

No matters raised.

Resolved: Standing Orders be suspended to allow members of the public to speak.

#### 58.06 Residents Points of Interest

Concerns regarding the excessive speed of vehicles through the village were expressed. Residents were encouraged to report vehicles to the Police and provide a description of the vehicle with, if at all possible, the registration number.

Concerns were also expressed regarding the loss of local bus services. Councillors advised the concerns were shared and that the Parish Council invariably opposes suggestions from Lancashire County Council to cut services.

Residents felt Rectory Farm should not remain derelict or be allowed to deteriorate further. A resident felt a development of affordable housing would lead to more cars accessing the site. Councillors advised attempts to negotiate with the landowner had not been favourably received, and that it was felt the required procedure regarding advertising the site had not been complied with. A resident agreed the Methodist Church does need extra room.

#### 59.06 Borough Councillors

No matters raised.

Resolved: Standing Orders be restored and item 9 on the agenda be brought forward.

#### 60.06 Planning Matters

Councillors Almond, Forrest and Parkinson left the meeting.

A letter from Croston Rural Action Group outlining its position on the potential redevelopment of Rectory Farm was read out. CRAG wishes the site to be used to facilitate requirements arising from the Croston Parish Plan, and requests any proposals for redevelopment comply with Chorley Borough Council Planning Guidance. The development should benefit the whole community of Croston and any alternative proposals should be properly formulated, with a feasibility study carried out in conjunction with local consultation.

06/00640/FULMAJ Proposed redevelopment of Rectory Farm creating 6 no. four bedroom dwellings, conversion of existing barn to create 3 no. three bedroom apartments and 1 no. two bedroom apartment with associated garage space and visitor parking. Also, erection of rear extension to Croston Trinity Methodist Church to create Sunday school/community facilities with associated car parking at Rectory Farm, Town Road. Councillors discussed the proposal at length. Whilst it was acknowledged the application provided improved parking for the area the land earmarked for gift to the British Legion was not felt to be of great benefit and there is no affordable housing, which is of paramount importance to allow younger residents to remain in the village, contained within the development.

Resolved: Object as the application fails to demonstrate sufficient adherence to Chorley Borough Council Planning Policy. Requirements under HS16 of the Local Plan, regarding the marketing of

the site, and Planning Policies EM4 and EM9 have not been complied with. The application contains no provision for affordable housing within the development, which is urgently needed in the village if younger residents are to be retained. Furthermore the proposal comprises windfall development.

Councillors Almond, Forrest and Parkinson rejoined the meeting.

Cllr Maddran declared a personal interest in the following item.

06/00638/COU Change of use of agricultural land to two full size football pitches with training area at Land 130m North Of Bishop Rawstone C Of E International Language College Out Lane - The Parish Council reiterated its support for junior football within the village, however it is felt the original objections regarding the effect on neighbour amenity remain as, whilst the proposal attempts to resolve concerns regarding the use of Out Lane, it is felt visitors will use Out Lane rather than walk from the proposed parking area. The opinion that there are more practical sites within the village remains unchanged.

06/00656/LBC Retrospective application for replacement windows at 65 Town Road - no comment.

06/00722/FUL Erection of two storey and single storey rear extension at 25 Highfield Road - no comment.

#### 61.06 Financial Matters

Resolved: the financial update and bank reconciliation be received and accepted and signed by the Chairman.

Resolved: the following payments be approved, the invoices having been inspected:

£ 284.48	Employee 1	Salary
£ 294.10	Employee 2	Salary
£ 82.94	Inland Revenue	Tax
£ 50.00	Bowland Pennine MRT	Donation
£ 113.99	P A Peet	Reimbursement - planters
£ 50.00	J R Lawson	Internal audit fee
£ 75.00	Croston Scout Group	Newsletter delivery
£ 135.00	Minuteman Press	Newsletter printing
£ 284.48	Employee 1	August salary
£ 13.00	Croston Old School	Room hire

#### 62.06 Annual Audit for the Year Ended 31 March 2006

The Internal Auditor's report was considered. No issues were raised which required attention.

Resolved: The report of the Internal Auditor be noted.

#### 63.06 Bank Mandate

The mandate required updating with ex-councillors to be removed from the mandate.

Resolved: the authorised signatories are to comprise of members who are existing signatories.

#### 64.06 Village Entrance Sign Relocation

Lancashire County Council quoted £250 (+VAT) to relocate the Highfield Road sign to the junction with Moor Road. Installation of a new sign would cost in the region of £390 (+VAT).

Given the relatively high cost of relocation the purchase of a new sign is to be placed on the agenda for the next meeting. Work on the garden area at the existing sign should continue.

The Clerk is to contact Lancashire County Council regarding the installation of a standard entrance sign on Grape Lane.

#### 65.06 Reports from Outside Bodies

The Lancashire Local meeting covered local safety scheme programmes and provided revised criteria for proposed 20mph zones. Attempts are to be made to ensure the engagement of young people in local issues.

A lively meeting of the Lostock Area Forum concentrated in the main on transport issues and bus services.

The Joint Meeting with Bretherton and Ulnes Walton Parish Councils considered the Penwortham Bypass, the First Responder Scheme and Post Office Card Accounts. The next meeting is scheduled for 14 September 2006.

#### 66.06 Matters for Further Discussion

A problem with the road surface by the junction of Westhead Road and Yarrow Close is to be reported to the Highways Engineer.

Heskin and Mawdsley Parish Council's are looking for partners to assist with the shared purchase and useage of a speed indicator device. A letter outlining the proposal is to be sent by Mawdsley and will be considered at the next meeting.

Councillors will look at cleaning the flagpole on the Village Green. It was noted no problems had arisen over the period whilst the CCTV system has been in operation.

The Clerk is to arrange the repair of the fence around the play area.

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