

PILLING PARISH COUNCIL
MINUTES OF THE
PARISH COUNCIL MEETING

HELD ON WEDNESDAY 12th FEBRUARY, 2014 AT 7.00pm

AT THE MEMORIAL HALL, TAYLORS LANE, PILLING

Present: *Councillors; J. Savage, Chairman,*
G. Curwen,
Mrs. E. Cookson,
J. Edmondson,
D. Lawrenson,
E. Moorat
S. Morley,
Mrs. B. Schofield,
W. Whiteside
Gillian Benson, Clerk to the Parish Council
Nine residents



4051. APOLOGIES FOR ABSENCE

Apologies were received for this meeting from Cllr. G. Morris, Cllr. W. Whiteside and Cllr. S. Morley and the reasons accepted.

4052. DECLARATION OF INTERESTS

Councillors were asked to disclose pecuniary or non pecuniary interests in matters to be discussed at this meeting.

Cllr. D. Lawrenson declared an interest as a member of Wyre Council planning committee and took no part in the planning discussions and vote.

4053. MINUTES OF THE LAST MEETING

Resolved; The minutes of the last meeting, held on 8th January, 2014, having been circulated, were agreed and signed by the Chairman as a true record.

4054. PUBLIC PARTICIPATION

The meeting was adjourned to allow residents to speak.

Visit by David Thow, Head of Planning Services, Wyre Council

Mr. Thow updated the Parish Council and residents on a planning issue which was affecting Pilling, namely that of the parish being in flood zone 3, which influence new builds. He explained that the Environment Agency identifies flood risk by zones, following Government policy, with zone 3 identifying a high risk of flooding and therefore development is controlled.

The National Planning Policy Framework outlines to planning authorities how to deal with applications in flood risk areas. They need to apply both the sequential and exceptional tests to all planning applications. That is initially to identify lower risk areas for development, but if this cannot be achieved in order to meet the supply of housing to look elsewhere. At present Wyre has sufficient potential development land that zones 2 and 3 need not be considered. If an area fails the sequential test then the exceptional test is not carried out. Wyre Council consults with the Environment Agency on these planning applications.

It may not seem fair that affordable housing has been granted but these sites are balanced against need for a particular parish and if the application meets Government guidelines then it will be granted. Sequential tests would be carried out; Pilling is wholly in zone 3 so there is no alternative site. The Wyre Council Local Plan should be supported by a strategic flood risk assessment at local level, not just nationwide as by the Environment Agency. As part of the local plan Pilling should have growth and if appropriate this should be supported by a risk assessment. The local plan also identifies areas for future housing with objectively assessed needs. The Government is to significantly increase the housing targets shortly and Wyre will need to identify further sites to meet this housing need, which will be done in consultation with Parish Councils. If a parish is in zone 3 a strategic risk will be carried out and therefore the sequential test will be passed automatically.

Exceptional tests will look at individual plots in zone 3 areas. Houses deemed to be more vulnerable will be subject to sequential tests in zone 2, but zone 3a will not be acceptable. The flood zones set out by the Environment Agency do not take account of flood defences, but sequential tests will assess areas subject to protection from defences. The Wyre Local Plan is to take consultation on growth within Parishes other than affordable homes therefore a Strategic Flood Risk Assessment must be carried out for each parish. The ethos of affordable housing is to provide a home for those who would need to leave the village to buy their own home. United Utilities will not oppose planning applications on infrastructure of their pipes.

Residents stated that Pilling needs protection for what's here rather than to cease building and that new builds must be constructed to a higher specification against flooding. Mr. Thow added that if the advantages of building outweigh the disadvantages then Wyre Council can consider further development. Pilling suffers from coastal flooding and as this is part of defences for the North West, it is outside the remit of each district council it touches.

Wyre Council will be talking to Parish Councils as to what their aspirations are, it is more than likely that areas identified in zones 2 and 3 will be considered if zone 1 cannot supply the housing need. Councillors were delighted that their views and comments will be listened to as it is felt many comments are disregarded. Wyre Council does listen but must consider the Parish Council's comments with the planning guidelines and sometimes these outweigh the comments.

It is hoped that once agreed by Government; Wyre Council will have a clearer understanding at what they are looking at. It is felt that Wyre hasn't got the development balance right in Pilling between social and market housing and, looking at the bigger picture, the impact on schools, social and health. Wyre will be working, through the planning ambassadors, to meet the housing market needs which will significantly increase in the future. Whilst Wyre Council will have a strategy for the whole borough and each parish will be working towards this; there will be local variations that fit in with this provision.

Wyre Council planners are not tied to grant permission just because affordable housing applications are being submitted. It was raised that these homes are built for young families and retired persons are not being catered for as there are no bungalows left in Pilling with a serious shortage in the next ten years. Mr Thow finished by adding that the housing survey also examines demographics and therefore an aging population will be considered.

Police Report sent by Sgt. Freaney

Crimes – Four 5 gallon drums of red diesel, a quantity of logs and a pair of forklift truck forks (tines) were stolen from an open outbuilding at Eagland Hill. £1770 worth of tools and other items including a pressure washer, a petrol strimmer, a generator and a chainsaw were stolen from a shed at a business premises on Garstang Road at Pilling. A 17 year old male from the Pilling area was found guilty of harassment of a family member and was remanded and put before court the following day and given a 12 month referral order. Paint stripper was poured over a vehicle parked on Cherry Tree Close and was also deliberately scratched and although enquiries have been made no one has yet been identified as responsible.

Anti-Social Behaviour – No patterns but three separate neighbour disputes reported in the Pilling area. Malicious phone calls to an address in Pilling. A report of a possible traveller in the Backsands Lane area of Pilling, occupant was spoken to and explained was travelling the area and would not be stopping long. Complaint of vehicle parked on private land but owner returned and removed it prior to police arrival on Head Dyke Lane.

The meeting was resumed.

4055. STANDING ORDERS AND FINANCIAL ORDERS

The clerk requested a change to the Financial Orders so that the Finance Committee had four Councillors and this was agreed.

Resolved: Councillors reviewed and accepted the Standing Orders, Standing Orders for the Annual Parish Meeting and Financial Orders, changing the number of Councillors on the Finance Committee to four..

4057. ASSET REGISTER

There was a query over the replacement cost of the Chain of Office.

Resolved: Councillors reviewed and accepted this year's asset register.

4058. RISK ASSESSMENT

The Chairman added that the records of the Parish Council work was held as a separate back up from the computer.

Resolved: Councillors reviewed and accepted this year's risk assessment.

4059. RWE – CUCKOO WOOD WIND FARM

RWE invited Pilling Parish Council to meet them to discuss Cuckoo Wood Wind Farm; however, as the public consultation is next week Councillors will visit this.

Resolved: Councillors will visit the public consultation.

4060. PLANNING APPLICATIONS

There was concern at the traffic information supplied with the affordable housing off Lancaster Road and the Parish Council has carried out a traffic survey on three occasions. This information was presented to the Wyre Councillor to submit to planning and will be supported by the Parish Council sending the information to the planning officer.

The following planning applications have been granted

13/00821/FUL

Proposal: Variation of condition 08 on application 13/00073/FUL to amend approved plans including site layout plan. Proposed re-siting of dwelling

Location: Herdman House Farm, Peahall Lane, Pilling

The following planning permission has been refused:

13/00849/FUL

Proposal: Extension to the first floor flat

Location: Flat B, Westminster House, Garstang Road, Pilling

The following planning condition has been discharged:

13/00506/DIS

Proposal: Discharge of condition 5 relating to planning application 13/00506/FUL

Location: Head Farm, Bradshaw Lane, Pilling

Planning Enforcement

14/00018/ENF

Alleged breach of planning control: Erection of containers

Location: Moorland View, Bradshaw Lane, Pilling

Planning discharge application

11/00663/DIS1

Proposal: Discharge of conditions 09 and 10 on application 11/00663/OUTMAJ

Location: Land Rear Of Blue Bell Cottages Blue Bell Close Pilling

Planning Applications for consideration

The Councillors made comment on the following planning applications:

13/00896/FUL

Proposal: Change of use of land to provide storage area

Location: Wyresdale Garden Concrete Prod., Old Station Yard, Bradshaw Lane, Pilling

Resolved: That the Parish Council has no objections to this planning application and requests neighbourhood notification.

14/00009/FUL

Proposal: Erection of an agricultural building

Location: 3, Eskham Cottages, Skitham Lane, Pilling

Resolved: That the Parish Council has no objections to this planning application and requests neighbourhood notification.

14/00048/OUT

Proposal: Outline planning permission for one dwelling

Location: Rear of land at Chequers and Wyresdale, Smallwood Hey Road, Pilling

Resolved: That the Parish Council has no objections to this planning application and requests neighbourhood notification.

14/00082/FUL

Proposal: Conversion of attached barn to form extension to farmhouse

Location: Black Hill Farm, Bone Hill Lane, Winmarleigh,

Resolved: That the Parish Council has no objections to this planning application and requests neighbourhood notification.

Tree Preservation Order

Wyre Council has issued a formal notice of a tree preservation order on 10th February, 2014 at Scronkey Farm Barn, Scronkey for two White Willows. This temporary notice will remain in force for six months, waiting for objections.

4061. FINANCE

The following was received by the Parish Council:

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|---|---------|---------------|
| 1. Lancashire County Council | £ 15.00 | Work for PROW |
| Replacement of fingerpost on School Lane, next to the kissing gate. | | |

Resolved: Councillors accepted the following invoices for payment:

1. Clerk's salary and expenses	£445.93	
2. Parish Lengthsman wages and expenses	£ 49.52	
3. Prudential AVC	£100.00	Clerk's pension
4. Catterall Parish Council	£ 20.12	Phone and broadband
5. Chairman's Allowance	£ 12.00	
6. Houghton's Filling Station	£110.01	

Direct Debits

Staff costs	£940.00
Local Government Pension Scheme	£671.38

Transfer from Reserve Account

Resolved: To transfer £5,000 from the reserve account into the current account.

Training Course

The Parish Lengthsman will be attending a 12D, working on rural roads on 13th March, at Cuerden.

Pension Payments

The Local Government Pension Scheme actuary has increased the percentage to 24.6%, in Pilling Parish Council's case from 17.3%, however as our payments are in credit this has been reduced marginally to 24.3%.

Bank Reconciliation

Resolved: Councillors accepted the bank reconciliation to 31st January, 2014.

4062. VERBAL REPORTS FOR INFORMATION**Chairman's Report**

The Chairman reported on the upcoming Annual Parish Meeting saying it should reflect what is going on in the parish and not just the work of the Parish Council. He suggested inviting representatives from other organisations in Pilling starting with the Youth Club. Members agreed and the Chairman will invite them.

Pilling in Bloom

At this time of year the committee should be planning for the floral displays in the village but it seems no one has taken the lead and the committee are floundering somewhat. It was decided to appeal for volunteers through Pilling News.

4063. QUESTIONS FOR COUNCILLORS**Work on Stakepool Drive**

It was reported that United Utilities was carrying out excavations on Stakepool Drive, this has revealed the surface water drains as the top water and foul drains are on a combined system

Suggested names for the new development on Blue Bell Farm

The Parish Councils suggests 'Poppy Fields' to mark the 100 anniversary of the outbreak of WWI. Regenda will be informed.

Moons Trust Grant

Councillors were informed that applications were being taken for projects in Pilling by the Moons Trust.

There being no further business the Chairman closed the meeting at 10.05pm.

Chairman

Date