

WRIGHTINGTON PARISH COUNCIL

At the Meeting of the Council of the Parish of Wrightington held on Monday 15th April 2019 at Appley Bridge Village Hall at 7.30pm the following were present:

Councillors: Mr Hodgkinson (Chairman), Mrs Burton, Mr Johnson, Mrs Jukes, and Mrs Critchley.

OPEN FORUM

(At this point in the Meeting members of the public present can report, ask questions, raise issues and make observations on parish matters or items appearing on the Agenda. Reports will also be received from the Police, District and County Councillors if attending – Once open forum is closed the Chairman will only suspend standing orders to allow public participation in extreme circumstances.)

The Chairman invited Borough Councillor Whittaker to speak first – Councillor Whittaker asked for the support of the Parish Council in writing to Bishop Rawstorne Academy requesting that their admissions policy, which was changed recently, is amended to increase the number of admissions to 210 thereby giving children from the foundation Parishes, which includes Wrightington, a better opportunity to gain admission to the school. The school is now a very popular school and changes to the admissions criteria has resulted in fewer children from the foundation parishes gaining entry. The Parish Council agreed to support this and will write to the Chair of Governors to this effect.

The owner of East, West and Parbold Quarries, Mr Peter O'Dowd, was present to outline his proposals for the East and West Quarry and to answer questions from Parish Councillors, Residents and members of the public present. The Chairman suggested that Mr O'Dowd be allowed to present his proposals first following which a question and answer session will take place. Mr O'Dowd confirmed that he is the owner of Maybrook Investments and of the 3 quarries, and thanked the Parish Council for allowing him to attend. He confirmed that his business covers industrial, housing and leisure developments. He confirmed that he has looked at the history of the quarry and the associated dangers and the parking problems along Appley Lane North. He has looked at the mixture of existing commercial and industrial sites intertwined with housing in Appley Bridge and explained that the mix and layout is not something normally acceptable from a town planning point of view. Therefore, he is proposing to move industrial uses to West Quarry which will extinguish the planning permission for the tallow plant on this site. He reported that he is in discussions with Northern Diver, Bullens and Maguires to move their businesses to West Quarry and utilise their existing sites for housing development. He is looking at draining and filling the quarry, bringing inert materials in by rail and transferring them via a tunnel under Appley Lane North to East Quarry. His proposals will take place in phases. Phase i) drain and infill the quarry ii) develop West Quarry to take industry from East Quarry iii) develop East Quarry. Filling the quarry will take approximately 7 years but building could begin in 3 years as the quarry will be filled in segments. Once segments 1 and 2 are filled and work begins on filling segment 3, building work will commence on segment 1 therefore, the whole process is likely to take 9-10 years in total. He believes that it is better for a sustainable development for the work to take time. His proposals involve only allowing 1 builder to develop the site therefore, building will take longer and be more sustainable from a jobs/work point of view. His aim is to give the village a centre with a few shops, a new community building for the scouts with a short stay car park adjacent, a roundabout to access houses on one side and businesses on the other side of a widened Appley Lane North with grass verges either side. There will be off-road, long stay parking on West Quarry for commuters, 2 pedestrian crossings and double yellow lines on Appley Lane North. His aim is to enhance the look and workings of the village and he hopes to provide a legacy of change for the benefit of the village and the community. He confirmed that during purchase discussions he was told about the visitors to the quarry in summer but he didn't realise how many there would be. He is looking to drain the quarry from a safety point of view. Those present confirmed however that the fencing will still need to be improved if the quarry is drained as there will be a considerable drop into the quarry base. Concern was expressed that the drained quarry will become attractive to dirt bike riders, just changing one problem for another one. Mr O'Dowd confirmed that it is his responsibility to provide fencing around the site and he will do so, however, it is up to the Police and the Transport Police to stop other problems. Residents present confirmed that they recently met with the Chief of West Lancashire Police who confirmed that they have a plan in place to stop the anti-social behaviour associated with the quarry. The residents feel that he is proposing to change the geography of the village and create a small town. Mr O'Dowd confirmed that his plans have been submitted today and that he will be arranging a public consultation for residents to see the proposals. Mr O'Dowd was asked if he had the necessary

permission required to drain the quarry and he confirmed that he has applied for an extraction licence and is awaiting water quality results. When these are received he will be ready to start pumping the water out. He reported that the water quality in Calico Brook, where the quarry will drain to, is worse than the water quality in the quarry. He confirmed that if it is found that the water is contaminated, it will not leave the quarry. He confirmed that the planning application allows for 4 lorry loads per hour, which is the same number of movements as existing permissions for the site. It was reported there are some other businesses in this locality which have not been asked to move, what will happen to them? Will they be squeezed out following housing development by means of compliance conditions which could make their businesses difficult to operate? Some of these small businesses have been here for 30 years and are concerned that similar operating restrictions could be applied to them that have been forced on Bullens since Stonemill Rise was built. A resident present asked what research has been undertaken to determine that there is a need for 350-370 houses in Appley Bridge. It was reported that this work has been undertaken by the builders who are interested in developing the site. It was reported that the proposals in the existing West Lancs. Local Plan, which includes a progressive land release, is already satisfying the housing needs for the area until 2027. It was stated that it will be up to the Planning Committee at West Lancs. BC to determine whether there is a need for this number of houses. Mr O'Dowd reported that 2 sites in Appley Bridge are being discussed for possible future development i) East Quarry ii) the green fields at the top of Appley Lane North. It was suggested that if development goes ahead at East Quarry and there is no "need" for this number of houses, this will leave the village with houses which will be slow to sell and will then result in a reduction in the value of existing homes in Appley Bridge. Mr O'Dowd reported that he knows that several developers have looked at the site and decided against it because the return on the investment will be too slow. Mr O'Dowd confirmed that he is not looking for a quick return and will be happy with a slow build and a slow return. It was reported that the Environment Agency has stated that there are high levels of Radon in the rocks around the quarry and that once the quarry is drained the Radon will be in the air. It was further stated that a 20 day consultation period is required as part of the application for an extraction licence, which there has not been. Mr O'Dowd confirmed that he is familiar with the process of dealing with the Environment Agency. He further reported that this will not be a landfill site it will be an engineered fill where the waste is sprayed and compacted in sections and layers on an angle to achieve the correct results. It will take 3 months to empty the quarry, weather permitting, and the site will be re-engineered to stop any flood risk. A balancing pond will form part of the development to take any heavy rainfall which will then filter slowly in to the brook and ultimately in to the River Douglas, the pond also providing a wildlife habitat. He said that building will actually reduce the flood risk by the creation of gardens for the houses built which will in turn provide an element of filtration. Residents present asked how building 370 houses will improve Appley Bridge. It was suggested that changes in the road system and additional parking provision will improve Appley Bridge. Mr O'Dowd reported that Network Rail have work planned in October 2019 which will involve closing a section of track at Appley Bridge, he is hoping to use this window to re-open the pad on West Quarry so that he can start bringing materials in to fill the quarry from February 2020. It was reported that, given that the current Local Plan Review has been aborted, it would be helpful for residents to understand the existing levels of provision for Appley Bridge in the current Local Plan. The Parish Council were asked to facilitate a meeting with West Lancs. Borough Councillors, or officers, who can explain the provision in the current Local Plan. Mr O'Dowd was asked if any consideration has been given in the proposals to the existing wildlife – he confirmed that the outskirts of the quarry will remain as it always has been and the balancing pond will provide a wildlife habitat. It was confirmed that provision for wildlife has already been dealt with in the existing planning permission that exists for the site, which also include provision for flora and fauna around the perimeter of the site. Mr O'Dowd confirmed that the site levels when completed will be the same as they were before the land was quarried and, that he actually favours only 1 access in and out of the site. He further confirmed that a certain percentage of the houses will have to be affordable homes but, that the remainder are likely to be quite high end homes. He reported that the builders interested would like to buy the site and split the development between multiple builders, however, he will insist on 1 builder only and if he can't find one, then he will develop the site himself. One resident present felt that the proposals would take away the current identity of the village and that residents are happy with the village as it is and are concerned that the existing infrastructure will be inadequate to cope with the additional traffic generated. Mr O'Dowd was asked if he was using waste from Hs2 workings. He explained that this is not possible because the

extractions are useless as they have chemicals added to them. It was suggested that what he is doing is for his benefit and not for the benefit of the community. Mr O'Dowd confirmed that there will be a public consultation, which will be advertised in the paper and confirmed that all the planning documents will be available on the West Lancs. BC website. Mr O'Dowd thanked the Parish Council for this opportunity to present his proposals.

Residents present thanked the Parish Council for pursuing the wide hedges which overgrow the pavement and bus stop sign on Appley Lane North, near the Stoneygate Lane junction. The hedges have been cut back, but not far enough. It is felt that the hedges obstruct sightlines out of Stoneygate Lane and narrow the footway at this point. Another request to cut back further will be made. Following the recent litter pick in Appley Bridge, the Parish Council was asked to request additional litter bins, 1 near the village hall and 1 near each of the bus stops on Appley Lane North. Representatives of the Community Association asked the Parish Council to request permission from LCC for them to erect some metal village name signs at 4 locations in Appley Bridge (Back Lane, Mill Lane, Appley Lane North and Appley Lane South. These will be purchased by the Community Association at an approximate cost of £1000 each. The hanging baskets on the signs will be looked after by Appley Bridge in Bloom.

138. APOLOGIES - Were received and accepted from Councillor House.

139. DECLARATIONS OF INTEREST – Members were asked to consider any personal/prejudicial interest they may have to disclose in relation to matters under discussion at the Meeting – **No declarations were made at this point in the Meeting, however, should a Councillor feel he/she has any interest in later matters he/she will declare it at that point.**

140. MINUTES – The Minutes of the Parish Council Meeting held on Monday 18th March 2019 had been circulated in advance of the Meeting. Councillor Mrs Jukes stated that she did not agree with the Minutes and felt they do not give a fair and accurate account of her comments. She finds them biased, insulting and prejudiced taking account of the Nolan principles and how they apply to the Minutes. Councillor Jukes stated that she felt they were targeted at her and make her look a bad person. The Clerk stated that this is not the case as she is not the type of person who would do that. The Clerk apologised if anything in the Minutes upset Councillor Jukes and confirmed that she did, and would not, target an individual, particularly in Parish Council Minutes. The Clerk asked remaining Parish Councillors if they felt that the Minutes were inaccurate or portrayed Councillor Jukes in an unfavourable way. Councillor Critchley stated that she had read the Minutes and did not think that they were a slur on Councillor Jukes character in any way. Councillor Johnson also confirmed that he had not read anything derogatory into the Minutes in relation to Councillor Jukes. Councillor Burton confirmed that in her opinion the Minutes were correct and quite rightly recorded that any views given by Councillor Burton were personal views. The Chairman objected to Councillor Jukes' comments, stating that she appeared to be questioning the integrity of the Clerk. It was proposed, seconded and **Resolved: on a majority vote that: the Minutes were accepted as a correct record and were signed by the Chairman. However, Councillor Jukes' objections, that the Minutes do not give a fair and accurate account of her comments, that she finds them biased, insulting and prejudiced, as expressed at the April Parish Council Meeting, will be noted, and Minuted, by the Parish Council.** The following amendment to the Minutes was made at the May Parish Council Meeting and has been added as follows: Councillor Jukes wished the following to be Minuted verbatim in relation to the Minutes of the April Meeting "I am not challenging the integrity of Carolyn, I am challenging the integrity of the Minutes".

141. UPDATE/PROGRESS WITH ISSUES RAISED AT THE PREVIOUS MEETING – **Noted.** Moss spraying at Mossy Lea Village Hall will be completed shortly by Fir Tree Fishery. No further information has been received with regard to the installation of the new drain in the fields adjacent to Mossy Lea Road to alleviate flooding near 15 Mossy Lea Road.

142. CORRESPONDENCE/INFORMATION ITEMS

Items reported to, and noted by, the Council – no decision required: REPORT 1 – page 7 – Accepted.

Items requiring discussion, observations or action by the Council:

- a) Notification that the Annual Return for External Audit of the Parish Council accounts for year ending 31st March 2019 needs to be completed and returned by 1st July 2019 for audit – **Noted**
- b) Notification the Annual Code of Conduct Training by West Lancs. BC will take place on Tues 9th July, at 6.00pm, at the Council Offices, Derby Street – **Councillors Critchley and Jukes will attend this training event.**
- c) Information on the LCC public rights of way – local delivery scheme 2019/20 and an enquiry if you would like to opt in this year – **The Council will not opt in to this scheme.**
- d) Notification of temporary road closures on the M6 Motorway affecting junctions 24-29 from 30th April 2019 for a maximum duration of 18 months – **Noted.**
- e) Request to nominate a Representative Trustee for Wrightington on the Peter Lathom Charity – **Resolved: Councillor Critchley will be nominated as representative for Wrightington.**
- f) Request to fly the Red Ensign on Merchant Navy Day, 3rd September 2019 – **The Council agreed to fly the flag again this year. If new flags are required they will be ordered.**
- g) Late items received which may require discussion/action/observations – i) Confirmation from LCC that the coping stones on the Bridge at the bottom of Appley Lane North will be replaced this week – **Noted.** ii) Notification from LCC that there were some objections received to the proposed upgrading of public footpath 21 to a bridleway, therefore, the decision will now be referred to the planning inspectorate. This could take a year or more to get to this stage – **Noted.** iii) Notification and information on proposed upgrading work at Hunters Hill Quarry to improve the facility and a suggestion that a ranger could attend a Parish Council Meeting to explain more about this – **The Parish Council will confirm their support for the proposals and will invite a ranger to attend a future Parish Council Meeting.** iv) Notification of the Review of the Parish & Town Council Charter – **This will be emailed to Parish Councillors for discussion, and a response if deemed necessary, at the May Meeting.**

143. HIGHWAYS AND ENVIRONMENTAL MATTERS

- The Clerk gave the current position with the highway matters usually raised on Councillor Johnson's list, some of which will be given attention whilst others have just been noted.
- Councillor Johnson confirmed that he has trimmed around the street furniture on the grass verge opposite his home on Mossy Lea Road.
- It was confirmed that the blocked gullies at the bottom of the drive of Raby Fold Farm, Mossy Lea Road, have been reported but the difficulty may be if they are on private land.
- Tarmac left by contractors in Rookery Fold has been reported to LCC.
- LCC request to cut triangular grassed area at the junction of Mossy Lea Rd and Church Lne.
- It was reported that the Parish Council no longer receive any funding towards cutting amenity grassed areas in the Parish and the contractor who used to do this, no longer does so. It was suggested that if the Parish Council wish to continue doing this, at their cost, Peter Carr could be asked for a quotation.
- All the signs on Mossy Lea Road need cleaning. It was suggested that a window cleaner may be prepared to undertake this.
- The dog waste bins at Chisnall Avenue and near Mossy Lea Village Hall playing field are in a poor condition and need replacing for the dual purpose bins. The litter bin near the bus shelter on Mossy Lea Road/Chisnall Avenue also needs replacing.
- It was reported that there has been a lot of criminal damage in Shevington and a considerable number of burglaries in Appley Bridge recently. The Police will be invited to attend the May Parish Council Meeting to discuss.
- It was reported that something is being mixed on the land of Skull House Lane at the rear of Ramsay Timber. This will be reported to the Environmental Officer.
- The Council will display the posters received from Crimestoppers in the Notice Boards.
- The Council will try to obtain posters for the Dial-a-Ride service in the Borough.
- A litter pick is required on Mossy Lea Road from Boundary Lane to the BP garage.
- A car parked right on the junction of Carr House Lane and Mossy Lea Road will be reported to the PCSO for possible advice or action.
- When exiting Broadhurst Lane at the Wrightington Bar end of Mossy Lea Road visitors to residents opposite the junction are parking vehicles on the pavement meaning that motorists approaching Broadhurst Lane from the left have to cross the central white line to avoid the

parked cars. This is proving a danger for motorists exiting Broadhurst Lane. The PCSO will be asked to look at this.

- At the opposite end of Broadhurst Lane there is a considerable volume of traffic visiting the business premises on Mossy Lea Road opposite the Broadhurst Lane junction. The PCSO will be asked to look at and assess this matter.

144. STANDING ORDERS - Resolved: In Accordance with Standing Order No 19, Standing Order No 18 was suspended to allow the remaining items of business to be conducted.

145. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES – Nothing to report.

146. ACCEPTANCE OF ANNUAL AUDIT PLAN FOR THE FORTHCOMING YEAR AND REVIEW DOCUMENTATION IN PARISH COUNCILLORS INFORMATION PACK Resolved - The Parish Council act in accordance with the terms of the Local Government Act 1972 and the Localism Act 2011 and accept the Annual Audit Plan for the forthcoming year. Documents in the Parish Councillors information pack were reviewed. Documentation will be re-adopted at the Annual Meeting of the Parish Council to be held in May 2019.

147. VILLAGE HALLS

MOSSY LEA–Machine Embroidery £50. Provisional booking from West Lancs. BC on Thursday 23rd May 2019 for European Parliamentary Elections. Councillor Johnson reported that the planters at the village hall probably need re-planting and again suggested that new compost had not been used at the last planting. The Clerk will ask Fir Tree Fishery to liaise with Councillor Johnson at the time of planting.

APPLEY BRIDGE –Request for acceptance of proposed location of entrance barrier – it is proposed that the barrier is set back 4m from the carriageway on Appley Lane North leaving a 600mm pedestrian access either side. It was suggested that the pedestrian access should be wider to accommodate a wheelchair or a pram. The Clerk will request an updated location, set back 5m from the carriageway with a 900mm pedestrian access either side. The Clerk reported that the Capital Bid for more windows, doors, painting and exterior lighting at the village hall submitted to West Lancs. BC has been successful and terms and conditions will be received, signed and returned in due course. Work is likely to be undertaken over the summer holidays or when village hall use is quieter.

Request to review the caretaker’s hourly rate which is currently below the national minimum wage –

Resolved – That the hourly rate requested £8.21 per hour, in line with the national minimum wage, will be accepted and effective from 1 April 2019.

148. PLANNING To discuss the following applications:

- 1) 2019/0248/FUL Construction Of a new detached gym, following the demolition of the existing stables. As requested by the West Lancs. BC Building Inspector. High Moor Manor, High Moor Lane, Wrightington.**Resolved: No Objections.**
- 2) 2019/0220/FUL First Floor extension to side. 18 Graham Avenue, Appley Bridge.**Resolved: No Objections.**
- 3) 2019/0340/FUL Removal of condition 7 imposed on planning permission 2018/0528/FUL relating to use of the warehouse for storage purposes ancillary to North Diver Ltd and for no other purpose. Northern Divers Building, East Quarry, Appley Lane North, Appley Bridge.**Resolved: The Council strongly object to the removal of this condition. When the planning committee granted permission for the original proposals, they considered it necessary to attach this condition to the permission. There has been no material change in circumstances to warrant or justify the removal of the condition. Therefore the condition should remain in place. The Council would like to request that planning officers and building regulation officers visit the site to see for themselves the scale of the metal framework for the proposed warehouse and to witness the extent of the excavations currently being undertaken by Northern Diver. The warehouse building is hugely out of proportion to existing buildings and will constitute a considerable over intensification of the site. The excavations are significant and there appears to be massive expansion and works on site. The Council would like to ask planning officers to take a closer inspection of what is**

actually taking place on the site, to determine which planning permission the work is in relation to and to check the extent of development, to ensure that only what has been permitted is being undertaken. There have been so many planning applications and varied planning permissions approved that it is impossible to know if they are complying with what has been granted for the site or not. Photographs of the current excavations at the site will be forwarded to the planning officer to accompany their concerns.

For Information - 2019/0295/LDP - Certificate of Lawfulness - Proposed alterations including removal of internal walls between kitchen and garage; conversion of garage to living accommodation; replacement flat roof including new velux roof lights to existing garage/sunshine room; and altered fenestration to rear elevation. 61 Manse Avenue, Wrightington – No opportunity to comment – **Noted.**

149. LANCASHIRE ASSOCIATION OF LOCAL COUNCILS– Notification that the LALC Spring Conference 2019 will be held on Saturday 15th June in Leyland – The Clerk is hoping to attend the Conference, prior commitments permitting. Notification next Area Committee Meeting will take place on Thursday 18th April, Council Offices, Ormskirk at 7.30pm – Noted by the Chairman and Vice-Chairman who will attend. Details of training Effective Meetings workshop and courses for New Councillors and Clerks in June and July will be forwarded to Councillors Critchley and Jukes who will confirm with the Clerk if they are able to attend.

150. ACCOUNTS - To receive the following list of accounts for Approval:

For Payment:

Mrs J Rogers	Honorarium – Booking Secretary ABVH		£200.00
Mrs E Armstrong	Honorarium – Treasurer ABVH		£200.00
Mrs C A Cross	Honorarium - Booking Secretary MLVH		£200.00
Mrs C Hodgkinson	Honorarium – Treasurer MLVH		£200.00
Mr G Ross	Honorarium – Website		£240.00
LALC	Annual Subscriptions		£496.40
BHIB Ltd	Annual Insurance Premium		£1454.20
Mrs C A Cross	Clerk’s Salary – Net		£753.61
HM Rev. & Customs	Tax & NI due by Clerk	£4.72	
	NI due by Parish Council	£5.43	£10.15
Waterplus	Water use at ABVH		£49.89
Mr F Johnson	Window Cleaning MLVH		£35.00
D/D British Gas	Gas use at MLVH		£634.20
D/D BT	Telephone & Internet MLVH		£181.47
D/D British Gas	Gas use at ABVH		£238.27
D/D Waterplus	Water use at MLVH		£23.37 CR

Receipts:

West Lancs. BC	1 st Part Parish Precept		£9956.50
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151. DATE AND VENUE OF NEXT MEETING

RESOLVED: That the next Meeting of the Parish Council will be held on Monday 20th May 2019 at Mossy Lea Village Hall Annual Parish Meeting – 7.00pm, Annual Meeting of Parish Council – 7.30pm

Minutes 137 to 151 will be accepted as a correct record and signed by the Chairman at the Meeting to be held on Monday 20th May 2019.

Members of the Public and Press are welcome to attend

Meeting Closed: 10.48 pm

Chairman:

Date:

REPORT 1

- a) Notice of uncontested election and election of the following Parish Councillors:- Councillors Mrs Judith Burton, Mr Frank Hodgkinson and Mr Frank Johnson for Mossy Lea Ward and, Councillors Mrs Robina Critchley, Mr Christopher House and Mrs Katie Jukes for Appley Bridge Ward.
- b) Request for confirmation that concurrent funding of £2,318 from West Lancs. BC will be spent on concurrent activities in the Parish. Signed and returned by the Clerk.
- c) Notification permission granted for removal of existing garage. Erection of 1 and half storey front, side and rear extensions. Balcony to rear. Timber gates to front of property. 22 Church Lane.
- d) Confirmation that Skull House Lane is on the primary gritting route by LCC.
- e) Confirmation your report that footpath 21 is overgrown, muddy and there is a lot of dog fouling is being investigated, on a priority basis.
- f) Request from Alan Whittaker to attend the Meeting and speak about admissions to Bishop Rawstorne Academy – to be dealt with in Open Forum, prior to quarry discussions.