

# WRIGHTINGTON PARISH COUNCIL

At the Meeting of the Council of the Parish of Wrightington held on Monday 13<sup>th</sup> December 2021 at Mossy Lea Village Hall at 7.30pm the following were present:

Councillors: Mrs J Burton (Chairman), Mr F Johnson, Mr A Shaw, Mrs K Jukes, and Mr J Chambers.  
Also present members of the public.

## OPEN FORUM

The Chairman welcomed those present to the December Meeting and asked that everyone treat each other with respect when asking or answering questions and respect everyone's views.

Residents were present to report on a local meeting in Mossy Lea Village Hall for residents who have concerns about planning application 2021/1327/OUT on the agenda, demolition of pub and erection of 9no. dwellings (including 4no. affordable dwellings) the Corner House, Wrightington. Only a small number of residents have been informed by West Lancs. BC about the proposals. Many residents are distraught. There is now a WhatsApp group with 30+ members who are against the proposals and many have lived in this locality a long time. They are extremely disappointed at the prospect of losing this venue, and the proposals to build on Green Belt Land which equates to approx. 60%-65% of the site, unnecessary and unneeded houses. The closing date for observations is 17<sup>th</sup> December and concerns were expressed about the timing being so close to Christmas. It was reported at the open evening at the Corner House, 15 dwelling houses were mentioned rather than 9 as in this application. Jobs will be lost, local suppliers to the Corner House will lose trade, wildlife habitats will be lost. Drainage is an issue as there are already problems with surface water flooding in this area. Concerns were also raised in relation to traffic and highway safety. Residents are concerned that if development is allowed on this site, this will set a precedent for development of other Green Belt land in the village. It was confirmed that West Lancs. BC is not obliged to notify everyone of an application. The plans as seen are outline plans so this is what it could look like but, it could change if permission in principle is granted as in this outline application. The owners have created doubt and fear among residents by mentioning 15 houses and 2 potential accesses. A member of public referred back to the Minutes of the July 2021 Parish Council Meeting were an email was received in relation to views expressed on Facebook. The Parish Council were asked for their views on one of the Councillors being a member of the Drain Appley Bridge Quarry Facebook page. The Chairman asked them to name the Councillor. The Clerk's name was given as being a member of this page. The Clerk confirmed that she is not a Parish Councillor but is an employee. The Clerk agreed that she is a member of a number of Facebook pages relevant to Mossy Lea and Appley Bridge. That she does not post, comment or respond to comments, that she uses them as a means of keeping up with information in the Parish. Some residents present expressed the view that the Parish Council had not supported them on issues with East Quarry. It was confirmed that the Parish Council did respond to the planning application for the access ramp at East Quarry, submitting "No objections". The Chairman confirmed that there were members of the public present at the last meeting who supported draining East Quarry. It was reported that there were 160+ objections to the quarry being drained. It was again confirmed that the application for the access ramp went before LCC who made the decision, not the Parish Council.

Discussions returned to the planning proposals at the Corner House. Concern was expressed that a large portion of the site is Green Belt i.e. the car park, but this is not affecting the appearance of the area or the Green Belt. These proposals will alter the character of the land including the look of it and will affect the area. It was confirmed that this is a dangerous junction and additional cars to this site will affect highway safety. Flooding and drainage are also major issues. The proposals are not appropriate at this location. Residents are concerned that once development in principle has been granted by means of this outline application, the plan/proposals will change. Residents believe the plans should be judged on the maximum that can be done on this land, not just on the 9 dwellings applied for. It is believed that the owners are making the venue look closed, with no lights on, the blinds down, and are running the business down. Discussions went back to East Quarry. A member of the public clarified that permission has not been given to drain the quarry; the permission is for temporary dewatering of 70% of the water in the Quarry and that removing 70% of the water is unlikely to cure anything.

A member of the public present requested that documentation from Maybrook, placed on the Parish Council website at the request of the residents, be removed as they give out the wrong information. The

question and answer documents from Maybrook are misleading. The public requested that all documents relating to Maybrook be taken off the Parish Council website as soon as possible. This will be undertaken. A member of the public present requested the ICO reference number for the recent breach of data resulting from the removal of the track and trace page at a previous meeting, so that the matter of a residents name appearing in the Minutes can be taken further.

The Chairman closed Open Forum at 8pm.

- 86. APOLOGIES** - Were received and accepted from Councillor Mr R Alexander (illness), Councillor Hodgkinson (isolating in preparation for surgery) and Councillor House (childcare).
- 87. 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 – **Councillor Jukes disclosed that she is currently in a legal dispute with Maybrook Investments. No further 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.**
- 88. MINUTES** – The Minutes of the Meeting of the Parish Council held on Monday 15<sup>th</sup> November 2021 had been circulated in advance of the Meeting – Councillor Jukes disputed the Minutes as she did not recall the vote on making a £100 donation to the Pensioners. Councillor Chambers did not recall the vote either. The Chairman reported the vote to support the Pensioners was taken when Councillor Jukes left the meeting and was outside talking with County Councillor Fillis. Councillor Chambers was present when the vote took place. Councillor Chambers wished the following sentence to be added to item 78.j) of the Minutes – Councillor Chambers supports a separate Parish Council for Appley Bridge. It was proposed, seconded and **Resolved** – **on a majority vote, that the Minutes, with the addition of the sentence requested by Councillor Chambers, were accepted as a correct record, and signed by the Chairman.**
- 89. PLANNING** - The Chairman proposed bringing Item 8 – **Planning**, forward on the Agenda so that members of the public attending to discuss a planning item could hear the Parish Council observations and then leave the Meeting if they wish. It was seconded and **Resolved** – **Planning be brought forward for discussion and observations on the following were as detailed:**
- 1) 2021/1309/FUL Proposed conversion of former workers cottage into separate dwelling including extensions and associated external works. 14 Speakmans Drive, Appley Bridge – **Resolved** - **The Council object to these proposals as they would constitute an intrusion into the Green Belt. The development would be detrimental to the existing street scene and would be out of keeping with other houses on Speakmans Drive. This is a private road with a limited number of houses. Construction traffic will find it extremely difficult to negotiate and undertake work, whilst the additional traffic movements created as a result of the addition of another dwelling will have a detrimental impact on the lane and the amenity of neighbouring residents. Concern has also been expressed about the loss of wildlife habitat currently provided by the air raid shelter and derelict building. Further concerns have been raised into drainage, not only from an additional dwelling but also from the proposal to raise the driveway to No.14. Any surface water run-off will run down from No.14 and any impact from the excess water will be felt by neighbours lower down the lane or through whose gardens the water course flows. It is also understood that any permitted development rights the applicant had, have already been used on previous development and extensions at No14 Speakmans Drive. This will constitute inappropriate development in the Green Belt which will affect the openness of the Green Belt at this location.**
  - 2) 2021/1327/OUT Outline – Demolition of pub and erection of 9no. dwelling (including 4no. affordable dwellings). Corner House, 9 Wrightington Bar, Wood Lane, Wrightington – Councillor Jukes confirmed that she can call this application in so that it will be discussed by the Planning Committee rather than a delegated decision.

The Chairman and Councillor Shaw went to the open event advertised on Facebook at the Corner House which was not very helpful. Following discussions and input from all Councillors it was **Resolved - The Council object strongly to the proposal to demolish this old building which is an integral part of village life and an important and valuable village amenity.** The majority of the proposed development site is in Green Belt and the proposed affordable housing on the Green Belt land would constitute inappropriate development, which would significantly detract from the openness of the Green Belt and would result in urban sprawl at this location. There would be a loss of identity between the villages of Wrightington and Heskin if development is allowed to creep onto this green belt land. There is no identifiable need, nor any evidence of a future identifiable need for affordable homes in the Parish of Wrightington, particularly at this rural location in the village. A development of 9 dwellings would have a significant impact on highway safety at this location. The increased number of vehicular movements, added to the already large number of vehicles using this route to and from the Motorway and other neighbouring roads, Parishes and Towns, would lead to an increase in accident statistics as homeowners try to exit this site on to a busy main arterial route through the village. This 19th Century public house has been a thriving business for over 150 years and is the focal point at the road junctions of Mossy Lea Road, Wood Lane and Carr House Lane. The proposals would completely and permanently alter the street scene at this location and would have a detrimental impact on the Hamlet that is Wrightington Bar. The loss of employment and loss of trade to local suppliers who supply the restaurant with local produce will impact significantly on Wrightington. The loss of wildlife habitat from the removal of the trees around the car park on green belt land is extremely worrying. Serious concerns have also been expressed about the impact on the existing drainage system in the area. Surface water run-off from the surrounding fields already causes flooding during periods of heavy rainfall. The significant impact on the existing drainage systems in the area which are already running at capacity would result in heightened flooding and drainage issues. Development of this site for 9 or possibly 15 homes (as implied by the applicant and his family at a recent meeting at The Corner House) is unnecessary, uncalled for, inappropriate and over-intensification of a site which is primary Green Belt Land. There are no benefits or special circumstances which outweigh the detriment to the village, the locality, the street scene and the adverse impact on highway safety, of this development. The Parish Council believe that if consent is granted for development on Green Belt land at this location this will set a dangerous precedent for future planning applications for development on other parcels of Green Belt land in the village. The Parish Council reiterate their strong objections to these proposals.

## **90. CORRESPONDENCE/INFORMATION ITEMS**

Items reported to, and noted by, the Council – no decision required: REPORT 1 – page 6 – ACCEPTED.  
Items requiring discussion, observations or action by the Council:

- a) Discussions on the Peter Lathom Trust – Councillor Johnson reported his appointment began on 17/5/21 however his letter of acceptance was only signed on 1/11/21 due to a change in Clerk at the Trust. The first meeting he attended was on 18/11/21. Councillor Johnson confirmed his wished to be fair in his allocation and hoped to donate 50% to Mossy Lea and 50% to Appley Bridge. He requested suggested nominees for Wednesday 17<sup>th</sup> December. He received 2 suggestions from Councillor Juckes. At the Trust Meeting on 18/11/21 it was decided that Councillor Johnson would be the Trustee for Mossy Lea whilst Mrs R Critchley would be the District Trustee for Appley Bridge. Councillor Johnson confirmed that the Trust has nothing to do with Parish Councillors, the Parish Council, the Borough Council or the County Council, it is an independent trust. Last year's allocations were as follows: 2 recipients in Appley Bridge and 1 in Mossy Lea, with

**Appley Bridge receiving 70% of the allocation for Wrightington. Councillor Juckes reported that she has contacted The Peter Lathom Trust and requested an audit trail for the last 10 years indicating who received what in Mossy Lea & Appley Bridge.**

- b) Pre Planning Consultation WLA18028 – Proposed 5G Telecommunications Installation for H3G UK – Mossy Lea Road Streetworks – Proposed 20m phase 8 monopole c/w wraparound cabinet at base and associated ancillary works - **Following discussions and mixed views from Parish Councillors, the majority of the Council agreed that they do not believe that this is an appropriate site/location for a 20m high monopole. The close proximity to the Pensioners Hall and adjacent homes gives cause for concern. Adjacent structures will be dwarfed by the proposed 20m high monopole. Concern was also expressed that the wraparound cabinet could obstruct sightlines for motorists exiting Chisnall Avenue onto Mossy Lea Road. Motorists have to stop slightly short of the junction to see around the bus shelter but, it is believed that the cabinets associated with the monopole will close that window of vision and obstruct sightlines making exiting Chisnall Avenue dangerous. The location is close to a facility used by pensioners, a restaurant, and the local primary school which gives cause for concern. There are many less conspicuous locations in the Parish where such a high structure could be erected with little impact, however, the pole will detract from the rural nature of the area, will have a detrimental impact on the street scene and the location is considered inappropriate. Councillors Chambers and Juckes had no objections however, on a majority vote it was Resolved - The Council objects to this location for the proposed monopole and associated cabinets.**
- c) Request for Capital Schemes for 2022/23 from West Lancs. BC – closing date 11 Feb 2022 – It was suggested that electric hand driers be installed in both village halls – **Councillor Juckes reported, it is more hygienic to use paper towels. Councillor Johnson asked if the Council could bid for SPID’s. The Clerk will check with West Lancs. BC if this is possible.**
- d) Report price of mobile SPID for note pending work by LCC to address speeding issues, particularly in Appley Bridge – **The Clerk reported that the cost of a mobile or a fixed SPID is approximately the same, about £2000 each. Additional fixing plates will be required for a mobile SPID whilst engineering work by LCC will be required for fixed ones.**
- e) Info. from, and request for possible locations for textile recycling banks, from Scope – **The Council do not think there are any suitable locations in the Parish.**
- f) Late items received which may require discussion/action/observations for the next Agenda –
- i) Request from West Lancs. BC for submission of topics to be considered by the Council as part of its work plan for 2022/23 – **Next Agenda.** ii) Consultation from West Lancs. BC on amendments to the Councillors Code of Conduct – **Next Agenda.** iii) Confirmation that West Lancs. BC should be able to accommodate most of the locations requested for dog fouling signage assuming there is a suitable surface to attach the adhesive signs to – **Noted.** iv) Report of narrow footpath on Mill Lane due to overgrown vegetation which needs cutting back or removing – **This will be reported to LCC for action. The Chairman asked that Shevington PC be contacted with a suggestion that they request the footpath from Randalls Corner through to The Boathouse be upgraded to a bridleway which would give it definitive rights and would provide a safer multi-purpose route for horse riders, pedestrians and disabled people who find themselves using the road to avoid the overgrowth.**
- v) Confirmation from LCC Planning Officer that works have now commenced on site at East Quarry, Appley Bridge, on the access ramp. Site visits will be undertaken to ensure the works are being carried out in accordance with the drawings. Reported that LCC took advice from Counsel on the issue of permitted development rights who raised no issue in relation to whether the works could be described as being for the safety or maintenance of a mine or that they would not materially affect the external appearance of the site, the two relevant legal tests. The only challenge that could be made is to the High Court by way of judicial review and no notification of such a challenge has been received. **Councillors requested a copy of this email. Nothing further to report from County Councillor Fillis.**

## **91. HIGHWAYS AND ENVIRONMENTAL MATTERS**

- Work on Broadhurst Lane remains on going.

- Councillor Johnson reported on some issues that remain outstanding: overgrown grass obscuring hazard markers on Mossy Lea Road, fly tipping remains an issue on the old road adjacent to BP garage, speeding vehicles are still an issue on Mossy Lea Road, there is still ivy growing in the bus shelter on Wood Lane and the sightlines out of Chisnall Avenue still need to be checked by LCC to see if they are adequate or if the bus shelter obstructs them, nothing has happened as yet with replacement litter/dog bins, speed roundels are still required on Mossy Lea Road as the problem of speeding is getting worse, there is still no firm response as to who is responsible for the maintenance/upkeep of the bench on the grassed area at the junction of Mossy Lea Road and Boundary Lane,

**92. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES** – Nothing to report.

**93. VILLAGE HALLS**

MOSSY LEA – £60 for Christmas Fair, Sunday 21<sup>st</sup> November. Letter box fitted.

APPLEY BRIDGE – Windows and doors fitted. Security light fitted. Floor work is imminent. The Christmas Brass Band Concert was poorly attended, however, extremely enjoyable to those who did attend. It was proposed, seconded and **Resolved** – **that a donation of £100 in thanks and appreciation be made to Old Hall Brass Band.** The Chairman asked if a sympathy card could be sent from the Parish Council to the treasurer who has recently lost her husband – **Agreed.**

**94. LANCASHIRE ASSOCIATION OF LOCAL COUNCILS** – The Clerk reported that the LALC legal adviser Marion Gelder is retiring at the end of January 2022 after 17 years’ service – **The Parish Council will thank her for her service and send their good wishes for her retirement.**

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

**For Payment:**

SLCC	Annual Subscriptions (50% with CRPC)		£93.00
Chubb Fire	Servicing and new extinguisher – ABVH		£216.90
Charnock Richard PC	50% of net cost of Zoom Annual Fees		£59.95
Charnock Richard PC	50% of net cost of Ink cartridges		£81.31
Charnock Richard PC	50% of net cost of Laptop and accessories		£204.16
Mrs C A Cross	Reimburse new door handles/door keys MLVH	£55.00	
	Reimburse cost of new front door keys ABVH	£72.00	
	Reimburse cost of letter box MLVH	£12.95	
	Reimburse cost of mince pies and milk	£16.39	£156.34
Mrs C A Cross	Clerk’s Salary – Net		£822.56
HM Rev. & Customs	Tax & NI due by Clerk	£3.48	
	NI due by Parish Council	£12.29	£15.77
Jason Smith Building	Outstanding balance windows/doors/painting/extractors – ABVH		£4100.00
D/D Plusnet	Internet ABVH		£21.53
D/D Plusnet	Internet MLVH		£26.39
D/D E.on	Electricity ABVH		£249.10CR

**Receipts:**

West Lancs. BC	CIL		£4925.70
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**Resolved:** Payment and receipt of the above accounts is approved.

**96. DATE AND VENUE OF NEXT MEETING**

**Resolved:** That the next Meeting of the Parish Council will be held on Monday 17<sup>th</sup> January 2022 at Appley Bridge Village Hall at 7:30 pm.

It was reported that West Lancs. BC require the Precept figure from the Parish Council before the February Meeting therefore it was proposed, seconded and **Resolved** – **that the Budget Meeting will held at 6.30pm on Monday 17<sup>th</sup> January, prior to the Parish Council Meeting, at Appley Bridge Village Hall.**

Minutes 86 to 96 will be accepted as a correct record and signed by the Chairman at the Meeting to be held on Monday 17<sup>th</sup> January 2022.

Members of the Public and Press are welcome to attend

Meeting Closed: 9.05 pm

Chairman:

Date:

## **REPORT 1**

- a) Notification permission granted for double storey rear extension. Tunley Moss Farmhouse, 10 Tunley Moss, Wrightington.
- b) Notification permission refused for proposed single storey rear orangery extension. Highmoor Lodge, Broadhey Lane, High Moor, Wrightington.
- c) Notification permission granted for proposed rear extensions, roof modifications and detached garage. Westgate, 10 Robin Hood Lane, Wrightington.
- d) Notification consent granted subject to conditions for T1- Oak – 1.5m lateral reduction on north side of crown. Reason – to reduce overhang on car park and alleviate weight from ends of branches therefore reducing risk of failure. Crown raise to give 5m clearance from ground. Auto Time Systems Ltd Northern, North Quarry House, Skull House Lane, Appley Bridge.
- e) Initial notification of temporary road closure on Wood Lane, Heskin, 14/2/22-18/2/22 to enable Network Plus on behalf of Electricity NW to carry out installation of new customer connection.
- f) West Lancs. BC Christmas and New Year 2021/22 operating hours – In Notice Boards.
- g) Poster showing County Councillors for West Lancashire – In Notice Boards.
- h) Offer from Councillor Alexander to give a brief talk, including in Open Forum, on “Good Use of Passwords” and “Lottery Scams” to help keep Councillors and Residents safe from scams.
- i) Information on the Queen’s Platinum Jubilee Celebrations, 2/6/22, The Big Jubilee Lunch.

**Meeting Protocols:** Please note the following procedures to ensure the smooth running of the meeting:

- Members of the public will only be able to speak during the Open Forum section of the meeting. If you wish to speak during this section please email the Clerk by 5pm on the day before the meeting, with brief details of the subject matter being raised. The Chairman will ask the member/s of the public to speak. Before speaking, the member of the public should state their name. Time permitting the Chairman will ask if members of the public wish to raise anything else, however, dependant on time, this may need to be held over until the next meeting. Each member of the public will be able to speak for a limit of three minutes.
- Parish Councillors wishing to speak are asked to please raise a hand and the Chairman will invite him/her to speak.
- To vote, members should raise their hand as appropriate.