

Minutes of the Parish Council Annual General meeting and monthly meeting held Tuesday 7th May 2019 at The Pendle Room, St Nicholas Church following the Annual Parish meeting

Members Present Councillor A Haworth in the chair
 Councillor S Clarke
 Councillor C Eaves
 Councillor C Guirdham
 Councillor I Jackson
 Councillor M Pilkington
 Councillor A Rickard
 Councillor R Vickers

Also present 3 members of public,

1. Election of Chairman

Clr A Haworth was elected as chairman

2. Election of Vice Chairman

Clr M Pilkington was elected as Vice Chairman

3. Representatives to other Committees

P.C. Liaison Clr A Haworth + other councilors to alternate
R.V. Area Committee Clrs will alternate

4. Date & Time of meetings for forthcoming year

RESOLVED Meetings will remain on the 1st Tuesday of the month at 7pm.

5. Apologies for Absence – Councillor K Marks

6. Declarations of Members Interest of items on the Agenda - None

7. Public Participation : None

8. Minutes of meeting held 2nd April 2019

RESOLVED Minutes approved & signed

9. Accounts for payment

RESOLVED the accounts for payment be approved as per schedule

9b. Account Signatories

RESOLVED Councillor John shorter will be removed as a signatory Councillor Antony Haworth & Angela Whitwell will remain as a signatories & Councillor Marilyn Pilkington will be added.

Signing instructions will remain the same -that is any 2 of the 3 signatories

10. Planning Applications -

Application 3/2019/0323-Two storey extension to side and rear of existing end-terrace dwelling at 1 Lamb Row

RESOLVED No Objections

Application 3/2019/0251 - Annexe development within existing residential curtilage at 3-5 Brookside

Following a site visit councillors discussed and made recommendations

RESOLVED Sabden Parish Council Object for the following reasons

Over intensification of the site

The proposal seeks to build a single storey dwelling – termed as an annexe. The proposal is for a stand alone property separated from the main property at 5 Brookside by a garden area. The proposed property will be very near to neighbouring boundaries, will potentially overlook 5 Brookside particularly as it will be higher due to ground levels and is being built on a plot with limited space.

Item 3. of policy DMG1 states

CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES

The parish council feel this will be compromised by the proposed development.

Parking/Access

The proposal makes no provision for car parking as it states the proposed property will be for single occupancy of an ailing relative. Car parking provision is essential in this rural location, the occupancy by the ailing relative could be relatively short term. In the long term there is no guarantee the proposed property will remain for single occupancy and that the occupants would not have a vehicle. The parish council urge RVBC to request long term plans for car parking provision

The access to the proposal is causing concerns, there is limited access to the site and access for construction traffic could easily impact on the neighbouring properties , there is no road frontage to the proposal.

Therefore due to the difficult location, if the proposed property is approved, the Parish Council would request imposition of restrictions on working hours and a very clear layout for access to the site to minimise impact on neighbouring properties in this residential location.

AONB

The proposed development is with an AONB and the DMG2 policy states

WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD. DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING.

This proposal is for a new build and the parish council is concerned that a precedent may be set for the future. Garages and outbuildings at Brookside are listed in the SHLAA for potential development.

Trees

The large Sycamore Tree shown on the plan is on neighbouring property but the survey suggests the root system is beneath the plot for the proposed property. The parish council would like assurances, should the proposal be granted, that every effort will be made not to affect the longevity of this Sycamore Tree which we believe may have a TPO on it.

The Sycamore Tree currently provides good screening between the propertie

Infrastructure

The parish council is concerned that a further property in this area will put more pressure on the existing sewage system which does cause problems already.

10b. Update on previous applications –

Application 3/2019/0147 – Change of use of first floor flat to business use -8-10 Whalley Road
Approved by RVBC with conditions

Falcon House- No further information re planning, the access issue is ongoing. Concerns over the state of the site- old vehicles, being used as a playground and untidy.

11. Consideration was given to information regarding a Parish Champion pilot which aims to have volunteers in uniform around villages and is organised by the Lancashire Volunteer Partnership in conjunction with the Police and Crime Commissioners department.

Councillors were not convinced the role is beneficial and were unsure about the scheme.

RESOLVED following a casting vote by the chairman to give the pilot a try. The Lancashire partnership will be contacted and asked to start the process of recruitment.

12. Consideration was given to the request by a resident for a Traffic Mirror on Whalley Road in the vicinity of Chestnut Green

Councillors agreed the parish council is unable to provide a mirror as it would set a precedent. The resident will be advised to seek permission from the appropriate authority if they wish to fund themselves.

13. Consideration was given to a request for a larger Dog Waste Bin on Whalley Road between the entrances to The Whins.

The location is not suitable for a larger bin which would need to be post mounted. It was therefore suggested a Litter Bin be requested from RVBC as this could be mounted on a lamp post and would be multi purpose.

14. Consideration was given to possible actions required to help prevent Dog Owners allowing their dogs on the play area and Lower Holme.

Councillors agreed there is a problem of dogs roaming freely on the Lower Holme and Play Area. It was also noted there is a lack of Dog Wardens and it was agreed to contact RVBC.

RESOLVED Signs will be placed at the 4 access routes onto the recreation area asking Dog Owners to keep Dogs on a lead.

15. Spring Conference – 15th June, Leyland

No one will attend

16. New councillors and Clerks Course – 2 modules 6th & 20th July at Howick House, Penwortham

Councillors A Rickard & R Vickers expressed an interest.

Effective Meetings – 13th June Howick House Penwortham

No-one will attend

17. FOR INFORMATION ONLY

Playground Report – Some concerns as the safety surface is deteriorating in places, the steering wheels on the activity centre seem to be a bit wobbly, play equipment is still to be painted

Borough Councillors Report –Clr R Newmark reported RVBC bin men have been removing broken bins which will be replaced providing RVBC know which property. If any residents have a bin missing they are advised to contact RVBC.

Planning issues at the Old Printworks on Stubbins Lane are ongoing and RVBC are aware

18. Date & Time of Next meeting –Tuesday 4th June 2019 at 7pm in the Pendle Room at St Nicholas Church .