

Parbold Parish Council

*Clerk: Mrs Elizabeth-Anne Broad JP, LLB (Hons), MA, CiLCA
1 Pinewood, Skelmersdale, Lancashire, WN8 6UZ
Tel: 01695 557678 Mob: 07973 340254
e-mail: parboldpc.clerk@yahoo.com*

Under the provisions of the Coronavirus Act 2020, and The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 this Meeting of the Parish Council took place at **7.30 pm on Friday 4th September 2020** by Zoom conferencing.

MINUTES

Present: Cllr Arnold (Chairman), Cllr Bithell (Vice Chairman), Cllr Blake, Cllr Butts, Cllr Gill, Cllr Holland, Cllr Schaffel & Cllr Stopford.

1. To record apologies for absence

Apologies were received from Cllr Carruthers.

2. To receive declarations of interest

Cllr Arnold declared an interest in the Planning Application at Manor Cottage, Miry Lane.

3. Public Participation:

- **Mill Lane - overgrown hedge and untidy property**

An email has been sent to the estate agents for the property but there has been no response. The overgrown hedge was reported to LCC Highways – Reference Number: W517034. Chairman spoken to householder and garden has now been tidied.

4. To ratify as a correct record the minutes of the meeting held 3rd July 2020

The Minutes were accepted as a correct record of the meeting and will be signed by the Chairman at the next opportunity.

5. Items involving The Common:

- **Update on the untidy land outside The Heys**

It was agreed to ask Mr Turton to approach Mrs Santus on behalf of the council with a view to gifting the parcel of land to the parish council for them to maintain in future. The Parish Council will not buy the land, if it cannot be gifted, then WLBC Enforcement will be encouraged to pursue Mr Santus as land owner to keep the land in good order. There was concern about costs for this so Mr Turton will be asked to quote a fixed fee for this work.

- **Consider future of Parish Council owned land around the shops on The Common**

There was general understanding that the land under Parish Council ownership - Land Certificates – covers the area surrounding the shops, i.e. the car park and pavement area to the side of McColls. The annual sum of £1,000 to use the land to the side of McColls for car parking, store paraphernalia and bin storage seems a reasonable sum for the small amount of land. The shops themselves do not sit on parish owned land. The proposal to offer for sale the surrounds was rejected by the meeting who wish to keep the car parks and garden areas as a parish asset within their control.

6. Alder Lane Issues:-

- **Chapel Lane pedestrian entrance to Chapel Meadow - damaged gate to be replaced by metal kissing gate with RADAR key disability access**

Actioned.

- **Update on liaison with WLBC regarding the former leachate site**

Actioned. If grant funding is made available, there will be an opportunity to enhance this area and make it more attractive, by reducing fencing to a minimum, diverting the footpath to the other side where it would run along the canal and tidying up the area, returning it to a more rural feel.

- **Update on antisocial behaviour on the car park at the end of Bramble Way**

Actioned, cctv installation is in progress.

- **Consider system for casual use of the football pitch**

It was resolved to refuse any further casual hire of the fields as the contracted teams are now returning. The casual use and increased use by local people during the Lockdown period has had a heavy toll on the surface so some remedial work on the goal mouths in particular is now required.

- **Issue of field licences to Appley Bridge Football Club and Shevington Sharks Rugby Club**

Actioned. The licences were approved for issue to the teams.

7. Play Areas:-

- **To consider recommendations proposed by ROSPA following August inspections**

The inspections were received and accepted. The fence panel replacement advised had been completed. Further repairs will be considered when quotations for the work are available.

- **To note that cctv of dog owners using the play areas to toilet dogs have been forwarded to Dog Wardens at WLBC**

Actioned. The Clerk was asked to include in the newsletter that the cctv camera will be used to submit photos to the dog wardens should this practice continue.

- **To note complaints of antisocial behaviour in the play areas**

Actioned. People have been told to contact the police when it is happening. A review of CCTV shows mostly teenagers in the village hall play area and they are too large and heavy for the equipment. It is hoped that the problem will reduce now that children are back at school and as darker nights approach.

- **To consider new item of play equipment supported by Community Infrastructure Levy (£3,890.81)**

It was resolved to seek an item of play equipment in the region of this cost. There was discussion about replacing the see-saw at Burnside, but the equipment is still robust and requires only new bearings and painting, which could be met from a maintenance budget rather than CIL money.

8. To ratify accounts and authorise payment of accounts presented

03072020	Yates Playgrounds	Shortfall on account for cleaning	2930	£30.00*
16072020	Host4U	Website charges	d.d.	£53.99*
21072020	RBS	Bank charges	d.d.	£6.30
27072020	E A Broad	salary	s.o.	£858.79
27072020	HMRC Cumbernauld	Tax and NI	d.d.	£131.46
29072020	NEST Pension	(£27.89 from parish, rest is employee contribution)		£94.83
03082020	B Rawsthorne	Grass cutting	2931	£1,080.00
2402020	Argus Fire & Security	village hall intruder alarm check	2932	£132.00*
24082020	Wrightington Windows	Cleaning village hall	2933	£25.00
27082020	E A Broad	salary	s.o.	£858.79
29082020	NEST Pension	(£27.89 from parish, rest is employee contribution)		£94.83
04092020	ROSPA	Annual independent inspections	2934	£164.40*
04092020	E A Broad	Reimburse costs of No Dogs signs	2935	£20.12
04092020	Wrightington Windows	Cleaning village hall	2936	£25.00
04092020	V & TP Wade & Sons	Cutting Chapel Meadow	2937	£600*

04092020	Lewis Small - TreeKings	Village Hall tree removal	2938	580.00
04092020	Barry Rawsthorne	grass cutting contract	2939	£808.00

*includes VAT

Bank balance as at 30 July 2020 = £77,879.22

The accounts were ratified and authorised for payment.

The meeting heard that £7,080 of LEF funding had been deposited to the parish council account for the Village Hall Green Heat System project. The Clerk was asked to provide a full statement of costs involved in heating project and payments received from the PCA.

The Clerk was also asked to report how much was charged by V & TP Wade in the past for cutting the grass at Chapel Meadow.

9. To note Planning and Planning Applications

Application Number: 2020/0678/FUL

Location: Douglas Dale 23 Bradshaw Lane Parbold Wigan Lancashire WN8 7NQ

Proposal: Removal of Condition No. 4 imposed on planning permission 2018/0923/FUL to allow reinstatement of permitted development rights.

Parish Council Response: The replacement dwelling at 23 Bradshaw Lane for which planning permission has been granted already benefits from the additional space represented by the coach-house to be demolished. To remove the disputed condition would allow a future residential extension, or garage, to be made to the replacement dwelling, based in part on the non-residential space represented by the former coach-house. Such additional development would affect Green Belt openness. These are circumstances relating to this particular site. The circumstances of other replacement dwellings on other Green Belt sites are likely to be different in some respects; so that in removing permitted development rights and retaining control over future development on the site, the local planning authority is not implementing a 'blanket ban' as suggested. In the circumstances of this case, the Local Planning Authority is justified in retaining control of any additional floorspace proposed to be created via extensions or garages.

Application Number: 2020/0644/FUL

Location: 26 Brandreth Drive Parbold Wigan Lancashire WN8 7HB

Proposal: Single storey extension

Parish Council Response: No objection to this proposal. The proposed extension would be single-storey, sited to the north of the attached neighbour, and 3m deep: and therefore not excessive in size, or dominant, or overshadowing in its effect.

Application Number: 2020/0266/FUL

Location: 21 Bradshaw Lane, Parbold, Wigan, Lancashire WN8 7NQ

Proposal: Erection of Mongolian yurt and composting toilet (retrospective).

Parish Council Response (August 2020): No objection to this proposal.

Parish Council Response (05/09/2020): Parbold Parish Council met last night and discussed this application further following petition from neighbours to the property. Whilst the Parish Council maintains no objection to the proposal, the Council concedes that the positioning of the development may impact on the openness of the greenbelt and ought to be mitigated against

Matters Decided over summer:

2020/0569/FUL | Single storey rear extension. | 11 Lathom Avenue Parbold Wigan Lancashire WN8 7DT - granted

2020/0563/FUL | Single storey side extension | 34 Brandreth Drive Parbold Wigan Lancashire WN8 7HB - granted.

Parish Council comment submitted: no objection to this proposal.

Application Number: 2020/0717/LBC

Location: Manor Cottage Miry Lane WN8 7TA

Proposal: Listed Building Consent - Alteration to existing opening on side elevation to replace ground floor window with door. Internal alterations including demolition of existing wall, reduce floor level and new timber stud walls

(Cllr Arnold declaration of interest)

Parish Council response: Object only if the removal of the existing interior wall between lounge and dining room (rebuilt 1980's) would threaten the historical integrity of the interior layout of the building. If so, replacement by two timber stud walls (to create a utility area between lounge and dining room) would reduce further any historical value by subdividing the interior spaces.

The meeting noted that the Parbold Hill landfill application LCC/2019/0028 would be considered at Committee on 23rd September 2020.

10. Councillors' agenda items for future meetings

Co-option – it was resolved that for each candidate to have the chance to present themselves a meeting with them in person must be arranged. If possible, a meeting with those who can attend should be organised though it may be necessary still to wait for public meetings to resume.

Cllr Schaffel – commented that it was pity that we had spent such a lot of money on a heating system where we can't use the ventilation due to Covid, and the external doors must be kept open making it very noisy for neighbouring properties. It is hoped that the situation will soon resolve and the fire doors return to emergency only use again.

Cllr Butts – LCC Highways responded the emails and attended Greenfield Avenue but they have only tarmacked little squares which doesn't solve the problem. Mobility scooters need a

flat surface topping and this uneven patchwork is discriminatory, leading the disabled to become trapped in their own homes.

Cllr Bithell – Can a litter-pick at the end of September 2020 be arranged and advertised?

Cllr Blake – did report the pavements on Greenfield to County but it is a big problem across the County and will be prioritised and done when it can. There is no update on the canal moorings, due to there being only one Enforcement Officer, who agreed to address this when he can.

Cllr Arnold – there are two large potholes on Alder Lane outside Atherton’s Garage that appeared immediately after the road was resurfaced.

There was a general dissatisfaction that there is only one Planning Enforcement Officer dealing with a workload well beyond one person. It was resolved to write to WLBC to express this dissatisfaction. Cath Thomas.

11. Pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that, because of the confidential nature of the business to be transacted, the public and the press, leave the meeting during the consideration of the remaining items on the agenda. Any members of the public viewing the proceedings will now be removed from the Zoom meeting.

Not necessary as no members of the public present.

12. Village Hall Issues:-

- **Land Registry issues**

Actioned. Thomas Turton to pursue.

- **Action required in the courtyard at the rear of hall:**
 - 1. Consider action to repair the broken fascia and guttering at the rear of the building**

The Chairman had arranged to meet with a contractor to look at the damaged roof. It was resolved to get the gutters cleaned whilst there, including downpipes and drainage.

- 2. Action to remove the ivy from the back wall, and clear the overgrowth in the courtyard**

A working party will cut the base of the ivy as soon as possible to prevent further growth.

- 3. Replacement gates to secure this area**

A joiner is attending to provide a quotation for this.

- 4. Consider options to remove the garage**

Deferred for the time being, as priority is given to clearing around the garage first. Steve Morgan confirmed in an email that there is no property belonging to Parbold Unlimited in the courtyard, though the Festival Committee may have items stored there.

13. To consider grounds maintenance contract for issue to tender process for Financial Year 2021/22

A local contractor had declined to quote for the contract as it is because he felt his costs would be more than the budget. This is because he felt it important to cut the playing fields twice weekly for it to be maintained to a standard he wished to provide. He did agree to meet with the Chairman and Clerk and talk through the contract advising what could be changed to make it more economical.

It was agreed to avoid advertising on social media.

The contract could be split into specialities with more expensive cutting and marking of playing fields left to a sports pitch management. Local farmers might cut hedgerows using tractor pulled equipment. Smaller areas such as the play areas could be hand mown, and general gardeners used for flower beds.

The tree wardens comments on the contract will be taken into account and endorse that the current contractor is not meeting the required standard, in so far as many items on the contract were not being completed.

14. To consider increase of clerk's salary in line with NALC (National Association of Local Councils) Guidelines

The SCP 22 negotiated scale of £14.05 per hour was agreed.

There being no further business, the Chairman closed the meeting at 9.14pm.

Cllr Brian Arnold
Chairman

2nd October 2020