

Parbold Parish Council

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MINUTES

Minutes of the meeting of the Parish Council held at 7.30pm on Friday 7th July 2023 in Parbold Village Hall, The Common, WN8 7DL

Present: Cllr Gill (Chairman), Cllr Holland, Cllr Blake, Cllr Stopford, Cllr Bailey, Cllr Butts.

2 members of the public in attendance.

1. To record apologies for absence

Apologies were accepted from Cllr Arnold, Cllr Carruthers, Cllr Schaffel and Cllr Long.

2. To receive declarations of interest

None declared.

3. Public Participation:

The meeting will be adjourned for an appropriate time (four minutes maximum per speech) for members of the public to raise matters of concern or interest as notified to the Chairman.

4. To ratify as a correct record the minutes of the meeting held 2nd June 2023

The Minutes were accepted as a correct record of the meeting and duly signed by the Chairman.

5. To ratify accounts and authorise payment of accounts presented

190523	ICO annual subscription	D/D	£35.00
050623	Kierweb – website installation	BACS	£450.00
070623	Wrightington Windows – village hall	BACS	£20.00
140623	Office supplies – 2 x ink cartridges	BACS	£18.99
150623	Vision Link	D/D	£24.00
190623	O2 CCTV	D/D	£26.76
200623	LANPAC membership subscription	BACS	£60.00
230623	UKHost4U – 2 yrs domain subscription	BACS	£119.99
270623	Visual Mobile Security – CCTV repair	BACS	£100.00
280623	B Joule – salary	S/O	£815.66
280623	R Bannister Electrical – Alder lane inspection	BACS	£765.60
280623	C Chappell – brown bins for village hall	BACS	£55.00
280623	HMRC tax/NI 1 st quarter	S/O	£602.34
300623	Laurence Davis groundworks	BACS	£1827.00
070723	Office Supplies – paper, ink	BACS	£20.75
070723	Fire Equipment Services – extinguisher service	BACS	£134.15
070723	Yates Playground repairs	BACS	£393.60

Signatories – please note that following authorisation at this meeting the requests for BACS payment will mirror this list.

6. To note Planning and Planning Applications

Application Number: 2023/0444/FUL

Proposal: Two storey rear extension with balcony. Front Porch extension.

Erection of rear garage.

Location: 39 Brandreth Drive, Parbold, Wigan, Lancashire, WN8 H

Comments: The proposal would reposition the main door from the side to the front elevation (albeit in the side elevation of the proposed porch). The porch would be gabled and its form would echo that of the main front elevation. This would be a first for this row of (detached) houses but is no cause for objection.

The rear extension would be substantial, but its depth not unlike some others in these similar houses. However, the proposed balcony at first-floor height across the whole rear elevation could be problematic for the privacy of the adjacent houses, particularly No.37. Only the Council planning officer could adequately assess the impact, by means of site inspection.

The proposed garage could also be problematic for the amenity of the adjacent occupiers on both sides. It would be sited at the far end of the rear garden, opening up an access all the way down alongside the property at No.41, with parking/turning area in front of the new building. This would open the whole rear garden area to vehicle movements which could prove disturbing to neighbours. Furthermore, the position of the proposed garage (and its design, with raised roof-light) is suggestive of ancillary residential use rather than vehicle storage. The Council will have to decide how (if at all) to regulate its use through conditions, to maintain residential amenity and/or to prevent conversion to (possibly) separate residential use at a later date).

It was resolved that the Parish Council object to the development in its present form, on grounds of potential harm to the amenity of neighbouring occupiers. (It should be noted that PC members, unlike Council officers, are not entitled to visit the site).

Application number 2023/0529/FUL

Proposal: Single storey rear extension and replace existing timber windows/doors with Upvc

Location: 13 Mill Leat Mews, Parbold, Wigan, Lancashire, WN8 7NH.

Comments: The Parish Council offers no objection

Application number 2023/0475/FUL

Proposal: Variation of Conditions 2 and 14 to allow amended detail of areas to be demolished, and changes to external materials.

Location: Former Railway Hotel, 1 Station Road, Parbold, Wigan,

Comments: In the course of construction works, the applicant maintains (with supporting evidence) that the remaining building became unsafe, necessitating additional demolition. The Parish Council feel that it is important to achieve a finished development which is satisfactory and make no objection. However, the proposed use of render should be secured by condition; and the ugly end elevation to Broadmead should be softened as far as possible by planting.

7. Village issues

- **To receive an update on the new Parish Council website**

The new website is now up and running. Additional documents will be added in due course and archived documents are being transferred across. Members were asked to pass on any news that could be added for the interest of the community.

- **To consider a request from Parbold Douglas Academy to use the Alder lane field**

This request was withdrawn prior to the meeting.

8. Alder Lane issues

- **To consider the renewal of the Appley Bridge FC rental agreement**

A request had been received to renew the existing rental agreement between the Parish Council and Appley Bridge Football club, to utilise the Alder lane playing field for the 2023-24 Central Lancashire Junior League/Lancashire Football Association season.

It was resolved to renew the license and the Clerk will inform the Club and facilitate the agreement.

- **To consider the suggestion from Parbold Wildlife Group to replace the sign at Chapel Crossing**

Parbold Wildlife Group had notified the Council that the print on the Chapel Meadow interpretation board near the level crossing has deteriorated and is rather out of date. The Group intend to replace it with a new design. It was suggested that this would be a good opportunity to also replace and update the board at the entrance to Chapel Meadow from the Bramble Way car park, as the price would be more competitive for two. It was resolved to agree to this suggestion and ask the Group to order and install the new sign on behalf of the Council.

The Group had also requested to place temporary signs around the meadow to politely request people to keep to the path as much as possible and dogs under close control during the flowering and nesting season. However, although members understand the concern for protected species and

nesting birds it was felt that it is not unreasonable to allow dogs off the lead around the meadow as they are required by law to be on a lead on the playing fields. It was therefore resolved not to agree to this request.

- **To consider payment for new refuse bins for the village hall**

A neighbour kindly pays for the emptying of garden waste bins at the village hall on behalf of PWG and has paid £55.00 to WLBC. It was resolved that the Council will reimburse the cost.

9. Update on Councillor raised issues:

- **To receive an update on correspondence with the company owning the Station house**

The Arch Company has been contacted by both a member and the Clerk about the condition of the house frontage, stressing that once again the village has been left with the orange barriers along the wall whilst being judged for the Best Kept Village competition. No suitable reply has yet been received.

- **To establish whether the Canal and River Trust are still using volunteers to clear and maintain the dry dock area of the canal.**

The Canal and River Trust representative has stated that the Dry Dock at Parbold is closed for access due to Health & Safety concerns and will be for the foreseeable future and is unable to provide a timeframe for re-opening. After a request for clarification it was stated that safety concerns had been raised by the engineering team. This mainly relates to the condition of the stop planks and clay bund at the dry dock mouth. A safe system of work is being prepared so that work can start to resolve the issue.

- **To request an update on the planning application at Our Lady and All Saints convent**

An update was requested from the development company and the response outlined several areas that needed addressing. There are further reports required covering biodiversity, bat surveys and an additional landscaping plan, along with conservation and tree preservation issues.

It is hoped that the revised planning application will be considered at the August planning committee meeting.

- **To report the absence of yellow lines along parts of Mill Lane where pot holes have been repaired**

This has been reported on the Love Clean Streets App prior to the last meeting, but it isn't clear to which department it was forwarded or how to check on progress. Cllr Bailey will check to see what is happening.

- **To discuss the moderate remaining length of the Village Hall lease**

It has been requested that this item be deferred to the next meeting so that all Councillors can be present. This was agreed, and a preliminary meeting will be arranged with the Parbold Community Association prior to the next Council meeting on Friday 1st September.

10. Clerk's Report

The report was duly noted.

11. Councillors' agenda items for future meetings

- The land adjacent to The Heys has been cleared and was due to be planted with shrubs and bulbs. Unfortunately this has not yet happened and whilst efforts have been made to clear the weeds growing on the site it has become rather unsightly. It will now become a priority and work will commence soon.
- Along the canal towpath, between bridges 39 and 40 there is a bench that has fallen into disrepair. This has already been reported to the Canal and River Trust by a representative from Parbold Wildlife Group but it is possible that this bench was provided by a Parish Council member.
- An update was requested regarding the provision of signage to the Parbold Bottle. An application to the Parish Champion has been submitted and is awaiting a decision. A suggestion was made to contact LCC regarding a materials/maintenance grant which may also be suitable.
- A previous request for a grant from the Parish Council to the Parbold and District Garden Society was unsuccessful but was accommodated by Cllr Bailey in his County Councillor role.

- A number of hedges around the village have become overgrown and are impinging on pavements and roadways. A request was made to include this in the next Newsletter and ask for hedges and shrubs to be kept in check.

The 2 members of the public left at 2025hrs.

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.

12. To consider a proposal from the PCA to apply for a grant to install solar panels

This request was discussed at length and it was resolved to agree to support the grant application in principle. However, members felt that more information is needed and a meeting was requested in order to fully understand the current situation and the need for additional solar panels to be installed.

There being no other business the Chairman closed the meeting at 2045hrs.

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Chairman

7th July 2023