

Parbold Parish Council

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MINUTES

Minutes of the meeting of the Parish Council held at 7.30pm on Friday 2nd February 2024 in Parbold Village Hall, The Common, WN8 7DN

Present: Cllr Holland (Chair), Cllr Blake, Cllr Stopford, Cllr Bailey, Cllr Schaffel

4 members of the public in attendance.

1. To record apologies for absence

Apologies were accepted from Cllr Arnold, Cllr Gill, Cllr Butts, Cllr Long and Cllr Carruthers.

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.

- Representatives from the Parbold Village Show gave the Council an overview of the plans for this year's show, which includes proposals for events over three days. It was asked that this proposal be considered by the Parish Council at the next meeting.

4. To ratify as a correct record the minutes of the meeting held 5th January 2024

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

5. To ratify accounts and authorise payment of accounts presented or already paid

| | | | |
|--------|-------------------------------------------|------|---------|
| 150124 | Vision Link | D/D | £24.00 |
| 190124 | O2 CCTV | D/D | £26.76 |
| 250124 | Laurence Davis groundworks | BACS | £100.00 |
| 270124 | 3 rd Party Contribution to PCA | BACS | 4312.00 |
| 280124 | B Joule – salary | S/O | £868.34 |
| 290124 | Stationery – paper, stamps | BACS | £10.77 |

Noted at the meeting:

| | | | |
|--------|---------------------------------------------|------|--------|
| 020224 | Parbold W.I. electricity for Christmas Tree | BACS | £50.00 |
|--------|---------------------------------------------|------|--------|

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

Reference: 2024/0001/FUL

Proposal: Single storey front and double storey rear extension

Location: 8 The Common, Parbold, Wigan, Lancashire WN8 7DA

Comments: The Parish Council offers no objection

Reference: 2023/1053/FUL

Proposal: Single storey rear extension

Location: 17 Brookfield, Parbold, Wigan, Lancashire, WN8 7JJ.

Comments: The Parish Council offers no objection

Reference: 2024/0017/FUL

Proposal: Variation of condition 2 of planning permission ref: 22/1016/FUL relating to approved plans.

Location: Woodside, 2 Park Close, Parbold, Wigan, Lancashire.

Comments: The Parish Council offers no objection

Reference: 2024/0029/FUL

Proposal: Side & front extension replacing existing garage and front porch.

Location: 13 Broadmead, Parbold, Wigan, Lancashire, WN8 7PB

Comments: Although the Parish Council offer no objection in principle, it is felt that the drawings of the proposed front elevation possibly understate the scale, particularly the width, of the proposed front gable elevation; and would ask that the planning officers reassure themselves on this point before granting planning permission.

Reference:2024/0034/FUL

Proposal: Proposed detached outbuilding at Manor Cottage within existing driveway area.

Location: Manor Cottage, Miry Lane, Parbold, Wigan, Lancashire.

Comments: The Parish Council have no objection to this application. However, the proposed access to the 'garden store room' at the back of the garage appears to be very restricted, entailing the descent/ascent of a flight of 5 steps and a tight turn on a small walled platform before entering or leaving the store. This would be fine for pedestrians, but potentially very impractical for entry when carrying a large lawn mower or other equipment such as ladders. The Parish Council would ask the planning officers to question the intended function of this part of the building, and to suggest an additional and more practical, interior, access via a ramp.

Reference: 2024/0035/LBC

Proposal: Proposed detached outbuilding at Manor Cottage within existing driveway area.

Location: Manor Cottage, Miry Lane, Parbold, Wigan, Lancashire.

Comments: See above

Reference: 2024/0052/FUL

Proposal: Removal of conditions 2 & 3 of planning permission 2023/0488/FUL relating to plans and materials.

Location: Stonewold, Tanfield Nook, Parbold, Wigan, Lancashire.

Comments: The Parish Council offers no objection

Reference: 2024/0055/PNP

Proposal: Application for Determination as to Whether Prior Approval is Required for Details - Erection of Horticultural Storage Building. Site

Location: Wayfarer Restaurant, 1 - 5 Alder Lane, Parbold, Wigan, Lancashire.

Comments: The Parish Council considers that the proposed building would be very large (albeit a standard agricultural building) and quite out of proportion to the size and scale of the equipment shown in the submitted photographs (which seems, oddly, to include numerous beer kegs/casks/barrels). It would also be out of scale with the horticultural operations carried out on the adjacent land to the west of the Wayfarer. The proposed building would be sited at a considerable distance from the existing horticultural operations on the far side of the Wayfarer main building, creating a potential access problem. The building would project into the existing open field to the east of the Wayfarer car park, and would be visible from the highway and other surroundings. Then there is the question whether the land shown edged in blue is classified as an 'agricultural holding'. If it is not, it is thought that planning permission would be necessary for the proposed building. In any case, the Parish Council would suggest that it requires further consideration, at the very least under the 'prior approval' procedure.

7. Village issues

- **To consider the quote received for the maintenance and repair of the Burnside and Village Hall playground apparatus**

Following a routine inspection a quote was received for general maintenance and repairs to the playground equipment at Burnside and the Village Hall. It was resolved to accept the quote of £238 plus VAT. It was also resolved to apply for a capital grant from WLBC to replace the seesaw at Burnside with a new one of a similar type.

- **To further discuss appropriate signage for the Parbold Bottle**

A possible type of sign has been sourced which appears suitable to place next to the existing information board at the top of Parbold Hill, which would signpost visitors to the Bottle further down the hill. This is a polycarbonate board on 2 posts which is of sufficient size to allow a short description of the monument. It was resolved to source 2 further quotes of similar type before a decision is made.

- **To consider the renewal of the lease for the land adjacent to Morrisons, The Common**

Since May 2022 the Parish Council have been invoicing the administrators of Martin McColl Ltd to recover the outstanding rent payable under the current lease. This lease is renewable yearly on 22nd February.

The leases and licences are currently being switched over to the new owners of the business and the Parbold shop has been rebranded as Morrisons Daily. It was resolved to continue with the current rental but paid on an annual basis as before.

8. Alder Lane issues

- **To consider a new contract for the groundworks on the Alder Lane playing fields and certain areas around the village**

The existing groundworks contract is coming up for renewal and Councillors were asked to consider any amendments or additions to the contract. As the grass growing season appears to last longer extra cuts have been required over the previous few years and it was asked to take this into consideration. The timing of hedge cutting must also be clear, to avoid the nesting season. A draft contract will be prepared for approval prior to going out to tender.

9. Update on Councillor raised issues:

- **To receive an update on the Flooding Plan from Cllr Stopford**

Councillor Stopford gave the Council an overview of the Flood report that he has spent considerable time producing. He cited 2 waterways that may cause areas of the village to flood – the river Douglas and the Dock Brook.

Cllr Stopford has identified an area where the River Douglas is crossed by the Railway line at the lower end of the village, and where the river may be restricted due to 2 large water pipes and numerous large willow trees. This could cause the river to back up in periods of heavy and prolonged rain and may increase the chance of flooding. The solution is to clear the willow trees and Cllr Stopford has liaised with the Environment Agency to remove this constraint, which will allow the river to flow with less restriction.

Also, there is a flood prevention scheme north of Wigan that regulates the flow of the river Douglas to prevent flooding in Wigan. It may be possible to reduce this flow from the Wigan prevention scheme and reduce the risk of flooding in Parbold.

Cllr Stopford also made suggestions regarding the flow of surface water down Parbold Hill and then through the village via Dock Brook. The aim is to slow the water down before it passes through the village, either on the hills above the village, or in a flood prevention restriction before the railway line.

Councillors were reminded of the effectiveness of the Parbold Flood Group (now disbanded) and it was agreed that it would be a real benefit to the village to start up the group again.

10. Clerk's Report

The report was duly noted.

11. Councillors' agenda items for future meetings

- Cllr Blake requested an update on the Railway hotel development for the next meeting.
- Details of a WLBC project to provide extra recycling facilities to residents had been circulated to Councillors prior to the meeting. These facilities are primarily for small waste electrical and electronic equipment, with the intention that they are recycled and reused. It was requested that this item be discussed at the next meeting.

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.

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

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Chairman

2nd February 2024

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