

CABUS PARISH COUNCIL

Minutes of the Cabus Parish Council meeting held in Cabus Village Hall on Monday 21st March 2016 at 7:30pm

Record of members present: Parish Cllrs R Bruce (Chair), M Cammack, R Hastings, J Hudson, M Houghton and L Jackson.

In attendance: Borough Cllr D Atkins, T Balmain and A Collinson; PCSO Kirsty Newson; L Banton (Clerk), P Whitaker (Lengthsman).

Forty members of the public present.

1568. APOLOGIES FOR ABSENCE

County Cllr S Perkins

1569. MINUTES OF LAST MEETING

It was resolved that the minutes of the last meeting of Cabus Parish Council (18th January 2016) be approved and signed by the Chairman as a correct record.

1570. DECLARATIONS OF INTEREST

Non pecuniary interests relating to item 7.1 (Planning Application 16/00230/OULMAJ) noted for M Cammack and R Bruce due to property locations.

1571. PUBLIC PARTICIPATION

The meeting was adjourned at to allow for a period of public discussion.

Police

Report received of two incidents last month in the Cabus area of youth disturbances (egging houses). Three new officers joining the area police team from 1st April 2016.

Planning Application 16/00230/OULMAJ

Members of the public indicated that they had attended the meeting to object to the outline planning application for up to 183 dwellings, including provision of 3G sports pitch with access from A6 and Gubberford Lane. Prior to the receipt of views, an email from ex-Wyre Borough Councillor for Cabus – Roger Brooks – was read out detailing background research undertaken on the Wyre owned ‘Hospital Field’ which formed part of the consortium of land now being presented for planning permission. It was further noted that should the land be sold, it would be highly unlikely that any of the proceeds of that sale would be reinvested into Cabus.

Concerns, objections and observations raised by members of the public included:

- Planning applications along the A6 corridor were pre-empting Local Plan Option Decisions and if all applications were approved, would provide three times the amount of housing stock required per annum by Wyre Borough Council
- Unsustainable housing supply outstrips available local services – too many being proposed in too short a time
- Access and safety issues along that stretch of the A6
- Transport assessment undertaken by consultants severely criticised for inaccuracies and lack of local knowledge – e.g. there are no serviced bus stops on Gubberford and Hazelhead Lane respectively; many surrounding roads do not have footways; removal of existing cycle paths to make shared walk/cycle paths reduces safety; National Cycle Route 6 incorrectly referenced; concern regarding roadway crossing indicated on plan (Green Lane East) as busy cycling and walking route
- Large scale development not in keeping with the area, will alienate and drive local population out
- Increased demand on local schools, medical facilities and road infrastructure – little local employment so increased population will drain local services whilst increasing carbon footprint to travel to work

- Suggestion that Wyre Borough Council would be better using their field for the purpose it was original procured: to provide hospital services to local population
- Safety issues along Gubberford Lane and A6 – no bus service and no footpath along Gubberford Lane, narrow road and poor lighting. Increase in housing stock would increase number of pedestrians, cyclists and cars.
- No demand for 3D sports pitch in Cabus as Garstang Academy has these facilities; nonsense to have such facilities in the middle of a housing development (associated lighting issues for residents, traffic flow to use facilities etc). 3D sports pitch is an ill conceived ‘sweetener’ which falls far short of the preservation of green fields which is more akin to Cabus
- Do not trust developers - outline plans have a tendency to be revised once sold on to housing developers
- It was unfortunate that Lancashire Highways had not rejected the proposed plans outright based on road safety, lack of crossing points and flooding which the parish council had regularly drawn their attention to but given the piecemeal approach which was taking place regarding major planning applications along the A6 corridor it would appear that Highways were also adopting a similarly piecemeal approach to capacity assessments and ignoring all other concerns which had previously been drawn to their attention.
- Wyre Borough Council conflict of interest as seeking approval from themselves to sell the land with outline planning application for subsequent development – how can, and will they, demonstrate objectivity over the application?

The chair thanked everyone for expressing their views on this matter and invited all members of the public to submit their individual comments to the Planning Department at Wyre Borough Council.

Wyre Borough Councillors

Cllr Collinson reported on the recent decision of WBC to restrict public speaking at Planning Committee to three people, max four minutes each. Objections from Garstang District WB Cllrs had resulted in a 6 month trial period for the new arrangements. Cllr Balmain reported he had requested that should Planning Application 16/00230/OULMAJ be recommended for approval by Planning Officers, that it brought before the planning committee.

Lengthsman

Mr Whitaker reported on his work within the parish and also requested an explanation from WB Cllrs regarding the introduction of the £30 charge for the green waste recycling bin which could potentially lead to public tipping of garden waste. A budgetary explanation was forthcoming from WB Cllrs, but no explanation regarding their lack of opposition to the introduction of the charge.

The meeting was reconvened at 8.40pm pending the arrival of Borough Cllr Lady Atkins.

1572. REPORTS FROM CLLRS

Shaping your Neighbourhood – Cllrs Bruce and Hudson had attended the recent meeting and reported that parish funding for projects had been withdrawn so funds for any collaborative or individual projects would have to be sourced elsewhere. A potential collaborative project was currently under consideration to improve canal footpaths and costs were being established.

Flooding on the A6 – The Clerk reported on action taken following the flooding on the A6 which had been experienced earlier in March. Highways had been provided with photographs of the flooded areas, including the bus stop just south of Gubberford Lane. The response received was that capital investment was required to reduce the flooding (by raising the height of the footpaths) and budgets were yet to be released to enable a capital project to take place. It was noted that the Clerk, on 10.02.16 had alerted Highways to the contributory factor of the Maize crop which had contributed to the flooding, excess mud on the highway and deterioration of the footpaths along that stretch of the A6. Highways had declined the suggestion to contact the landowner with regard to future measures which could be implemented to reduce potential flooding and mud saturation in this area.

1573. PUBLIC PARTICIPATION

The meeting was adjourned to allow for receipt of a report from Borough Cllr Atkins:

Wyre Borough Council

Signed:

Chair of Cabus Parish Council

Date.....

Borough Cllr Lady Atkins reiterated Cllr Collinson's comments regarding public speaking at Borough planning Committee meetings.

The meeting was reconvened.

1574. REPORTS FROM CLLRS (CONTINUED)

Fowler Hill Wood - Cllr Houghton reported that signs had been put up stating that trespasses would be prosecuted but noted this did not extend to the public access via the Bridleway.

Public Litter Picking – Cllr Houghton commended the community spirit of two local men who had been litter picking along Cabus Nook Lane.

1575. FINANCIAL MATTERS

PAYMENT OF ACCOUNTS

It was resolved that the above be authorised for payment.

PAYEE	REASON	AMOUNT	CHEQUE NO.
HMRC	PAYE 4th Quarter	£149	000738
LALC	Subscription 2016-2017	£272.52	000739
L Banton	Clerk's expenses: B'dband (Feb & March); key	£49.20	000740
The Grosvenor Estate – 1964	Christmas tree (20ft) plus delivery	£168	000741
P Whitaker	Lengthsman Work (Jan-March)	£226	000742

CLERK SALARY PAYMENTS

Clerk's Salary – £198.73 – 28th January 2016 (SO)

Clerk's Salary – £198.53 – 28th February 2016 (SO)

It was resolved to note the recorded payments.

AUDIT ARRANGEMENTS FROM 2017/2018 ONWARDS

Smaller authorities with a turnover of less than £25,000 will be required to complete and publish an Annual Return, but will no longer be required to submit it for audit. An auditor still needs to be appointed in case there are questions from electors to be resolved. The Local Audit and Accountability Act 2014 requires that from 2017, smaller authorities will appoint auditors through a 'sector led body' or opt out of such arrangements and appoint auditors locally.

It was resolved that Cabus Parish Council would not 'opt out' of the sector led body arrangement.

GRASS CUTTING CONTRACT 2016/2017

In lieu of the difficulties experienced receiving payment for last years' grass cutting contract, and current lack of receipt of information regarding delegated services for 2016/2017, **it was resolved to delegate authority for renewal of, or revision to, the existing supplier's contract to the clerk, in consultation with all Parish Councillors, once receipt of details and confirmation of delegated services had been received from LCC.**

1576. PLANNING MATTERS

Planning Application: 16/00230/OULMAJ

Proposal: Outline planning permission seeking to agree means of access for residential development for up to 183 dwellings including provision of 3G sports pitch and associated parking facilities with access taken from the A6 and Gubberford Lane

Location: Land East Of Lancaster New Road Cabus Lancashire PR3 1NL

Cllrs discussed the planning application and noted the points raised in the public participation session, with which they concurred. Key points noted for inclusion in response to WBC: conflict of interest for which safeguards required and need to be demonstrated; large scale housing plan not in keeping with rural community of Cabus; productivity of A6 would diminish due to increased traffic; no local plan was creating opportunistic adhoc approach to planning; lack of suitable infrastructure (medical facilities; school places; bus services; employment); flooding, road safety, blackspot potential and lack of footpaths along the A6 and Gubberford Lane were being ignored by Highways; transport survey by consultants was not fit for

Signed:
Chair of Cabus Parish Council

Date.....

purpose due to multiple errors and inaccuracies; 3G sports pitch was inappropriate and ill-conceived plus it had no associated facilities (changing rooms; toilets / showers).

Cllrs resolved that the response to Wyre Borough Council Planning Department from Cabus Parish Council was one that recommended that the application be rejected, for reasons cited above, and that details relating to correspondence with Lancashire Highways be included in the response to indicate the level of concern that had been flagged with Highways over that stretch of the A6 and Gubberford Lane.

Planning Application: 16/00241/OULMAJ

Receipt of this planning application on 17 March 2016 was noted and that it had arrived too late to be included on the agenda for discussion. It would be considered and dealt with in accordance with standing orders.

Public Speaking at Wyre Borough Council Planning Committee

Cllrs noted the changes which would restrict public speaking at Planning Committee to three people, max four minutes each and thanked the Borough Councillors for their intervention which had resulted in a six month trial period.

1577. NEXT MEETING

The date for the next meeting was confirmed as Monday 23rd May 2016 at 7.00pm in Cabus Village Hall for the Annual Parish Council Meeting followed at 7.30pm with the Ordinary Parish Council Meeting.

The meeting closed at 9.20pm

Signed:
Chair of Cabus Parish Council

Date.....