

# CABUS PARISH COUNCIL

Minutes of the Cabus Parish Council meeting held at Cabus Village Hall on  
Monday 11 July 2022 at 7:30pm

**Record of members present:** Parish Cllrs R Hastings, M Houghton, T Suart and J Slater

**In attendance:** L Banton, Parish Clerk and Responsible Financial Officer; Mark Stansfield (Parish Lengthsman), and Wyre Borough Cllr Mrs A Collinson.

**Members of the Public Present:** 31

The Chairman welcomed members of the public to the meeting and outlined the process for public participation.

**2218. APOLOGIES FOR ABSENCE WERE ACCEPTED FROM**

Cllrs L Hurley, L Jackson; Wyre Borough Cllrs Sir R Atkins and Lady D Atkins

**2219. MINUTES OF LAST MEETING**

It was resolved that the minutes of the last meetings of Cabus Parish Council (held on 16 May 2022) be approved with an amendment to the Ordinary Minutes (Mins 2213) to reflect that Borough Cllr A Collinson reported under the Wyre Borough Council item, not Borough Cllr Lady Atkins.

**2220. DECLARATIONS OF INTEREST**

Residential interest declared by Cllr M Houghton for agenda item 8.1.

**2221. CLIMATE CONSIDERATIONS – PROACTIVE MEASURES - STANDING ITEM**

Noted as ongoing.

**2222. PUBLIC PARTICIPATION**

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

LCC – not present

Wyre Borough Council – Borough Cllr Collinson reported as follows:

- WB Cllr Julie Robinson was enjoying her period in office as the new Mayor
- The dog fouling on Green Lane East and fly tipping issues on Woodfold Lane had been raised with Officers at Wyre Borough Council. The environmental enforcement team were unaware of dog fouling issues at Green Lane East despite multiple reports having been made. Cllr Collinson was due to meet with the Environmental Enforcement Team to discuss the matter.
- Parish Lengthsman's Report – the lengthsman reported on his grass strimming work and activities throughout the parish and enquired as to the placement of the way marking discs (Public Rights of Way - PROW) – Clerk to liaise with Lengthsman about PROW work outside of meeting.

Application Number: 22/00529/LAWP Address: Blencathra Cabus Nook Lane

A number of members of the public indicated that they had attended the meeting to object to the application for a Certificate of Lawfulness for the proposed change of use from residential (C3) to a Children's home (C2) for a maximum of 4 children. The concerns, objections and observations raised by members of the public included:

- Unsuitability of location – quiet rural area with no local amenities to occupy children between the ages of 8-17
- Unsuitability of use – this is a family residence and day to day family activities are distinctly different to those associated with a children's home which has to accommodate and manage the needs and associated challenges of individual children and the comings and goings of different staff. This will encroach on the quality of life of neighbours.
- Research of the local area not demonstrated as the accompanying documentation (Local Area Risk Assessment) peppered with inaccuracies e.g. no neighbours nearby; property is in a wooded area; nearest train station; names of Head Teachers; 736 things to do in Cabus etc
- Pedestrian safety along Cabus Nook Lane with speed, type and volume of traffic cited
- Proximity to a similar facility 0.5 miles away and the associated anti-social behaviour experienced and frequency of attendance by Rural Police

The Director of Brinscall Care Ltd (applicant) was also present and responded to a number of questions raised by the members of the public and invited them to continue the discussion with him outside of the meeting.

Fowler Hill Wood

The new owners of Fowler Hill Wood were welcomed to the meeting and Mr and Mrs Butcher introduced themselves and outlined their intentions with regards to the good stewardship of the wood. The challenges associated with the flytipping, human waste and underwear being routinely found in the wood were also highlighted but Mr and Mrs Butcher hoped that these issues would be resolved in due course.

Application Number: 22/00487/FUL - Havenlyn Residential Retirement Park

A number of members of the public indicated that they had attended the meeting to object to the change of use of land for the siting of 8 static caravans (restricted to holiday use), with new internal access road, parking and paving. The concerns, objections and observations raised by members of the public included:

- Holiday use will change the ambience of the retirement park and is out of keeping with the terms agreed by existing council tax paying residents who all have to be over 55 and have no pets in order to secure residence at the retirement park
- Increase in traffic from Weavers Lane entrance and existing parking issues
- Existing poor site maintenance and lack of response/communication from owners
- These are lodges, not caravans and one is proposed to be sited where the pond is located which will require the removal of the pond which is crucial to the onsite water drainage and will also disrupt the wildlife, including frogs and newts
- The septic tank system needs careful management which will be potentially subject to abuse by holiday users unfamiliar with such systems resulting in the costs (and inconvenience of system failure) being passed onto the residents

Woodfold Lane

A member of the public raised a concern about the clientele which is attracted to Woodfold Lane, the litter and the signage in the area.

Traffic on the A6

A member of the public raised concerns about cars parking on the pavements and the lack of a safe crossing island.

The chairman thanked everyone for expressing their views during the Public Participation session and closed the session.

**The meeting was reconvened at 8:20pm**

**2223. FINANCIAL MATTERS**

PAYMENT OF ACCOUNTS

**It was resolved that the following be authorised for payment.**

PAYEE	REASON	AMOUNT	CHQ NO.
L Banton	Clerk's expenses: Broadband in June-July (£22.99) Envelopes (£3.38); Bench Jubilee Plaque (25.00)	£51.37	000959
HMRC	1 <sup>st</sup> Qtr Tax	£198.40	000960
Mark Stansfield	Lengthsmans work in May & June (£753.40) Public Rights of Way work May & June (£63) plus wood for stile repairs (£50.54) – T=£113.54	£866.94	000961
Houghtons Filling Station	Lengthman's materials	£44.83	000962
Glasdon UK Ltd	Phoenix Seat ("Jubilee Bench")	£574.36	000963
Paul Whitaker	Grass Cutting (3 of 6 cuts)	£1350.00	000964

AUTHORISED PAYMENTS SINCE LAST MEETING

Clerk's Salary - £260 (26 May 2022) and £260 (26 June 2022)

Signed: .....  
Chair of Cabus Parish Council

Date.....

### BUDGET UPDATE 22/23

It was resolved to receive and approve the budget update with the following information noted:

- the Parish Council had taken the decision to reduce the precept for 22/23 from £10,000 to £9,000 in recognition of the impact of the increased cost of living on local residents
- the LCC grass cutting rate for 22/23 remained the same as 21/22

### PURCHASE APPROVAL OF NEW BENCH AT SNAPEWOOD LANE

It was resolved to approve the purchase of a new bench to replace the existing concrete bench - cost of replacement bench was noted as currently £638.17 inc vat (£531.81 exc vat) for a Phoenix Recycled Material Bench.

### AUDIT 21/22

Clrs noted that the Audit Notice for the Exercise of Public Rights and associated documentation had been placed on the Parish Notice Board (21 May 2022) and published on the Parish Council website (17 May 2022) and acknowledgement of receipt of Notification of Audit Exemption by the external auditors received on 21 June 2022 (submitted 17 May 2022).

## **2224. REPORTS AND INFORMATION DISCUSSION ITEMS**

- Parish and Town Council Charter (2022-2024) – the Parish Council received and ratified the Charter.
- Village Hall Signs on A6 – Clrs agreed that the Clerk should apply to LCC for directional signs on a couple of streetlights (application fee noted as currently £130.00) and contact the Village Hall Committee to let them know.
- Slow Down Save Lives Campaign
  - banner and bin stickers (x250) from Highways noted as having been received (bin stickers distributed to members of the public present). It was agreed that placing the banner at the end of Gubberford Lane (A6 end) would be a good location given the speeding problems experienced by residents. Clerk to progress placement of banner and Council to consider future locations at forthcoming meetings.
  - Clerk reported that Highways had been contacted for assistance regarding the relocation (or new purchase) of the Speed Indicator Device from Lancaster Road to Gubberford Lane – no response had been received so Clerk would contact Highways again and accompany the request for assistance with a copy of the Parish and Town Council Charter.
- Fowler Hill Wood – update on ownership and engagement with new owners. Noted that Mr and Mrs Butcher had been welcomed during the Public Participation session.
- Anti-Social Behaviour issues – the Clerk provided an update as follows:
  - Woodfold Lane & Fowler Hill Laybys - Wyre Borough Council (Corinne Mason, Environmental Protection and Community Safety Manager) had indicated that they had no knowledge of any reported issues at Woodfold Lane so had received a briefing from the Clerk on the issues along with copies of the communications which had taken place between Cabus Parish Council and Wyre Borough Council/Lancashire County Council/Local MP/Police Chief Constable and Local Police. With regards to the human waste and littering issue, Wyre Borough Council agreed that the human waste/littering situation would be monitored by their operatives for a period of 2 weeks to determine the state of the problem. With regards to the other issues, Wyre Borough Council invited PCSO Denise Creighton to follow up with Cabus Parish Council.
  - Police engagement – PCSO Denise Creighton had been unable to attend the meeting of Cabus Parish Council and sent her apologies. The Clerk reported having had a number of conversations with PCSO Creighton over the last week regarding the ASB and suspected criminal activities at both Woodfold Lane and Fowler Wood & Layby. The most recent suspicious activity at Fowler Hill Layby involved a parked van which was now being checked out by the Local Police.
  - The Clerk would share any further information updates as and when received.

Signed: .....  
Chair of Cabus Parish Council

Date.....

- Jubilee Bench – Hangman’s Lane (Green Lane East). Noted that the bench and plaque were now in situ.
- Wildflower Areas – it was resolved to approve a financial envelop of £100 for posts and signage associated with the Cabus Wildflower Areas.
- New Biodiversity Grant (£300) from Public Rights of Way for small scale projects – it was resolved to apply for the new Biodiversity Grant in addition the standard Public Rights of Way grant (£500).

**2225. Planning Matters and Applications**

1 **Application Number:** 22/00529/LAWP **Address:** Blencathra Cabus Nook Lane Cabus Preston Lancashire PR3 1AA **Proposal:** Certificate of lawfulness for the proposed change of use from residential (C3) to a Children's home (C2) for a maximum of 4 children

Cllrs discussed the application and agreed that whilst Children’s Homes were needed, the proposed location and residential property were unsuitable and the Parish Council would recommend that Wyre Borough Council rejects the proposal on the following grounds:

- Unsuitability of location
- Unsuitability of use
- Lack of knowledge demonstrated of the local area and research thereof
- Number of residential objections

**Recommendation - REFUSE**

2 **Application Number:** 22/00487/FUL **Proposal:** Change of use of land for the siting of 8 static caravans (restricted to holiday use), with new internal access road, parking and paving **Location:** Havenlyn Residential Retirement Park Lancaster New Road Cabus Preston Lancashire

Cllrs discussed the application and noted the following:

- Holiday Lodges, not static caravans, were being proposed
- This was a residential retirement park for the elderly, not a holiday park
- Financial costs of issues arising from holiday lets will fall on the residents
- Natural habits for wildlife will be destroyed with removal of pond and trees
- The site has a septic tank system which will be vulnerable to abuse by holiday makers
- Current site maintenance does not instil confidence that any expansion will be good for the residential community

**Recommendation - REFUSE**

**2226. Dog Fouling on Green Lane East (Hangman’s Lane) by New Jubilee Bench**

Noted that this issue had been reported online by Cllr Suart, along with photos. Following some difficulties with Wyre Borough Council acknowledging and responding to the logged report, Cllr Suart had received a response which indicated that if another bin could be identified that was surplus to requirements, this could be relocated to ameliorate the dog fouling issues on Green Lane East. Clerk to follow up with Cllr Suart.

**2227. Date of Next Meeting**

This was confirmed as Monday 12th September 2022 at 7.30pm in Cabus Village Hall

**The meeting closed at 9.05pm.**

Signed: .....  
Chair of Cabus Parish Council

Date.....