

READ PARISH COUNCIL

24/01/01

A meeting of the Parish Council was held at United Reformed Church, East View, Read BB12 7PS Read BB12 7RL on **Wednesday 24th January, 2018 at 7pm.**

Present: Chairman: Peter Gandy
Councillors: Rostron, Collinson, Hacking, Ridge, Hanson
In attendance: Shirley Bridge (Clerk)

5 members of the public attended.

1. **Apologies for absence** – apologies were received from councillors Bennett and Collinge.
2. **Declarations of Councillors' Interest and dispensations**
 - 2.1 **To receive declarations of interest from councillors on items on the agenda – none received**
 - 2.2 **To receive requests for dispensations for disclosable pecuniary interests – none received.**
 - 2.3 **To grant any requests for dispensations as appropriate**
3. **To approve the minutes of the previous Parish Council meeting (held on 29TH November 2017)** – the minutes were approved.
4. **Matters arising from the minutes not on the agenda** - none
5. **Public participation:**

Sophie Ruiz is a trustee of the Read & Simonstone Village Hall charity that have formed to buy the United Reformed Church in Read and to run the building for the good of the community. Sophie requested a letter of support from the parish council to support their funding bids and mortgage application. Councillors asked about progress to date and requested a copy of their business plan. Sophie explained that the business plan is not yet completed. Councillors asked that once the business plan is complete they would like to receive a copy and will consider this issue further. Sophie was thanked for her presentation.

Residents are still complaining of overhanging branches and hedges at different locations within the village. Some of these are private properties which should be reported through Lancashire County Council. Some locations are land that is owned by Ribble Valley Borough Council and have already been reported by the Clerk and we are awaiting the work to be done.

6. **Borough Councillor's Report** – Borough Councillor Bennett reported through the Clerk and confirmed he has received the support of our MP in respect of the Hammond Ground appeal and his objections have been lodged with the Secretary of State.
7. **Clerk's Report** - none
8. **Reports from external meetings:**

Report from the PACT meeting held on 27th December 2017 was noted. The next meeting to be held on Wednesday 28th February, 2018.
9. **Playground:**
 - a) **To receive the playground inspection report** – *monthly inspections are being carried out by the Clerk.*
 - b) **Repairs and maintenance** – gate closure mechanism has been vandalised once again.
10. **Allotment Management Committee** – a verbal report by the Clerk. 8 allotments have been broken into. This followed a spate of break-ins and burglaries across the village. Allotment holders report that nothing appears to have been stolen.

11. Decision Items

- a) **Playground equipment** – this item will be on the March 2018 agenda when

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councillors have had a chance to review the quote submitted by Ludus Leisure.

b) Election update – councillors noted the update

c) Meeting dates and venues - meeting dates and venues for 2018 were finalised – these will be published on the web-site and in the noticeboards.

d) Communications Group – the Communications Group had to cancel their last planned meeting due to adverse weather.

e) Legacy Funding update – councillors noted the report.

f) WHAM Funding – councillors were very pleased to receive a donation of £5,000 from the WHAM Foundation. The Clerk was instructed to send a letter of thanks to the WHAM Foundation.

g) Review of SCP and Christmas Tree switch-on event – councillors noted the review of both the Christmas Tree switch-on event and also the Senior Citizens Party. Both events were very successful. The Communications Group will take note of any feedback when planning the events for 2018.

h) Data Protection – the Clerk reported on the new General Data Protection Regulations (GDPR) and the significant changes which will impact on parish councils from 25th May 2018. The Clerk had received a quote from Diane Malley MAAT who would be willing to support the parish council as their appointed Data Protection Officer (DPO). Councillors requested that the Clerk ask if Ribble Valley Borough Council might be offering centralised support for parish councils. This matter to be discussed further at the next meeting in March 2018.

i) Rent Review and proposal – Read Motor Body Centre – following a rent review of the lease of land to Read Motor Body Centre carried out by Richard Pallister MRICS the annual rent will increase by £39.93. Read Motor Body Centre have made a request, through Richard Pallister, to purchase the land that is currently leased to them.
RESOLVED: Councillors resolved not to sell this piece of land to Read Motor Body Centre.

j) Speed Indicator Device (SPiD) – Mawdesley Parish Council have for sale a second-hand CA Traffic SPiD for sale at a cost of £700.
RESOLVED: Councillors resolved not to purchase this item.

k) Lancashire Best Kept Village competition – Councillors discussed the possibility of entering this competition and are aware of the huge amount of work that is required both from councillors and residents.
RESOLVED; Councillors resolved not to enter the competition for 2018.

12. Highways matters – no report

13. Correspondence – Mary Earnshaw, Houlkers Farm reported her concerns regarding the litter that is being left around the new bench on Whins Lane by young people using the bench in the evenings. Councillors Rostron will make further investigations to see if they can be identified.

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14. Planning Applications & Decisions/Enforcements

3/2016/1192 Hammond Ground, Whalley Road, Read BB12 7RP

Outline residential development for 50 units including reserved matters for access.

An appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site.

These are the original objections by the parish council submitted to RVBC in January 2017. These comments will automatically go forward to the Planning Inspectorate.

Planning Application No: 3/2016/1192

Proposal: Outline residential development for 50 units including reserved matters for access

Location: Hammond Ground, Whalley Road, Read BB12 7QN

Response required by: 27th January 2017

RESPONSE

The parish council objects to this development on the following grounds:

1. *The location is outside the settlement boundary and in an open countryside location. Hammond Ground is part of Read Park, an ancient and historic landscape. There are stunning trees set within this designated landscape which would be spoiled by being surrounded by modern housing. Many people enjoy the green vista of Hammond Ground from public highways around Read and also from as far away as Great Harwood and Altham.*

2. *The adopted core strategy, based on objectively assessed housing need, identifies the overall minimum housing target for Read and Simonstone of 45 dwellings over the plan period 2008-2028. As of December 2015 19 dwellings remain to be provided in Read and Simonstone over the plan period. The current proposal would contribute up to 50 dwellings, which along with the planned development at Worthalls Farm of 15 dwellings would greatly exceed the objectively assessed need and the principle of sustainable development in housing numbers terms is therefore considered not to be in accordance with the adopted Core Strategy. Approval of the application for Hammond Ground could mean we get more than double the number of houses deemed appropriate for Read and Simonstone less than half way through the plan period.*

3. *A key part of this application is a claim that much of the housing will be for elderly people yet we have no doctors, opticians or dentists in the village and our bus service has recently been reduced. The Core Strategy concentrated development on settlements with better infrastructure. It cannot meet any suggested need that elderly residents find themselves living on a sloping site outside the village boundary with inadequate services.*

OAN Housing Survey undertaken by Trustees of Hammond Ground

Having reviewed the results of this survey the parish council have noted that the results

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of the survey are quoted as % figures and we are unable to ascertain how many respondents there were. We therefore feel that this survey is meaningless without this context.

The Parish Council also submitted the following additional comments to the Planning Inspectorate on 30th December 2017.

We have reviewed the new evidence supplied by the developer, and in particular their housing needs survey, that only had a 14% response rate, and still maintain our original objections to this development.

Planning Application No: 3/2017/0931

Proposal:

- Amendment to the application submitted (3/2013/0851) for the development of The Whins. The amendment is for full planning approval for the addition of 2 semi-detached buildings consisting of 4 three-bed houses (of these one is a replacement of 1 approved five-bed detached house currently listed as plot 8).

Location: Plot 8 The Whins, Whins Lane, Read BB12 7QY

Response required by: 11th December 2017

RESPONSE

The parish council object to the change on the basis of increased traffic, and also the loss of trees on the site. Also on the plans its again only looking at adding 2 additional parking places per property, but this will not take account of additional visitors to 3 properties rather than one, with the related issues of parking on the street.

Planning Application No: 3/2017/1081

Proposal: Proposed demolition of dwelling and outbuildings and the erection of a replacement dwelling with detached garage.

Location: Lower Read Wood Farm, Old Roman Road, Read BB12 7RX

Response required by: 13th December, 2017

RESPONSE

Parish Council has no objections to this proposal.

Planning Application No: 3/2017/1121

Proposal: Single storey lean-to conservatory

Location: The Barn, Turner Fold, Read BB12 7QZ

Response required by: 19th December, 2017

RESPONSE

Parish Council has no objection to this proposal.

Planning Application No: 3/2017/11183

Proposal: Erection of single detached dwelling. Minor amendments to planning application 3/2014/0751

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Location: 8 Hammond Drive, Read BB12 7RE

Response required by: 10th January 2018

RESPONSE

The Parish Council has no objections to this application.

Planning Application No: 3/2017/1196

Proposal: Extension to agricultural storage building

Location: High House Farm, Back Lane Read BB12 7RY

Response required by: 11th January 2018

RESPONSE

The Parish Council has no objections to this application.

15. Finance & Accounts:

a) Payment of accounts –

Date	Supplier	Amount
27/11/17	Sparkle Sisters	£150.00
29/11/17	S Bridge PETTY CASH	£40.00
01/12/17	SCP sundries	£99.20
01/12/17	CT event sundries	£9.69
02/12/17	Lisa Varo catering	£300.00
07/12/17	Clerk exp printing etc DEC	£82.42
07/12/17	Clerk salary DEC	£192.49
07/12/17	ROSPA report	£79.80
07/12/17	Payroll services D Malley	£33.50
07/12/17	HMRC Oct-Dec	£144.40
12/12/17	Read School Choir	£85.00
21/12/17	Donation to Church	£100.00
10/1/18	Clerk Salary January 2018	£192.69
10/1/18	Clerk Printing, admin	£64.82

b) Income –

12/9/17	Read Motor Body Rent 2017-2018	£	500.00
19/9/17	RFC Rent 2017-2018	£	250.00
25/9/17	Read Cricket and Bowling Club Rent 2017-2018	£	60.00
28/11/17	Allotment Rents	£	1,350.49
04/12/18	Bank interest	£	0.44
07/12/17	Allotment Rents	£	295.00
07/12/18	Bank compensation	£	150.00
12/12/17	Christmas Tree event donations	£	35.00

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28/12/17	Allotment Rents	£	65.00
11/1/18	WHAM donation	£	5,000.00
11/1/18	Allotment rents	£	75.00

c) Bank reconciliation as at 29th December 2017

Opening Balances 01.04.17		
Community Account	£3,981.57	
Business Saver Account	£2,522.16	£6,503.73
Add: Receipts		£29,014.63
Less: Payments		£19,614.19
Balance		£15,904.17

16. Items for the next agenda

- Playground equipment/repairs
- Communications Group
- Read Motor Body
- General Data Protection Regulations
- Read and Simonstone Village Hall

*The meeting ended at 8.20pm