

## Forton Parish Council

### Minutes of the Forton Parish Council Meeting held on Monday 2 September 2019 at 7.00pm in The Pavilion, School Lane

Present: Cllrs Young, Stewart, McLoughlin, Taylor and Dodgson  
Wyre Cllr Leech L Hall - Clerk to the Parish Council 6 residents

#### **1104. APOLOGIES**

Apologies received and accepted from Cllr Huddart and Cllr Salter.

#### **1105. NOTIFICATION OF INTERESTS**

Councillors were asked to disclose any pecuniary and non pecuniary interests on matters to be considered at this meeting. None were raised.

#### **1106. MINUTES OF THE LAST MEETING**

*Resolved: The minutes of the Parish Council meeting, held on 1 July 2019, were agreed signed by the Chair.*

#### **1107. PUBLIC PARTICIPATION**

Cllr Leech advised that the focus was on the Master Plan and no meetings had been held at Wyre in August due to holidays. Cllr Young asked when Wyre planners would review their housing need figures in the Local Plan using the formula specified in the National Planning Policy Framework.

Cllr Salter had sent an update to advise that the bridge/culver near the cricket club will be on the schedule of works to be undertaken by Highways in the Autumn.

Various trees at Centre Farm have been looked at by Cllr Young/Huddart, the Tree Officer is to follow this up. Various potholes on Whinney Brow have been filled and others are marked for filling.

#### **1108. PARISH REPORTS FROM COUNCILLORS WITH SPECIFIC RESPONSIBILITIES**

To receive reports from Councillors/Village Groups:-

Parish Maintenance – tree responsibility was discussed (see later in minutes). The Clerk to ask the Handyman to check and strim if necessary all PROW, he is also rewaxing a bench and has cut the hedge near the bus shelter.

LVRHA – No report.

LALC – Cllr Taylor updated re Wyre Voice. There had been a recycling discussion and it was confirmed that all recycling is done in the UK and not sent abroad.

#### **1109. MASTERPLAN/WEBSITE/VILLAGE HALL**

Mr Adams updated regarding the Masterplan. Permission has been given for the School land to be surveyed to see if a road can be put through to the land to the rear. The Charity Commission Act 2011 directs that the Trust must have a land survey on the existing land prior to a vote taking place on allowing a road to be put through the playing field. Mr Adams has asked HSL if they will provide a topographical map which they have declined so he will discuss with Planning 3.9.2019. There is a case law Stokes and Cambridge which says that if a land owner permits access across their land which enables development on another piece of land then they are entitled to 20% of the resulting profit. If a road is put through the School then the playing field value could be reduced. There is potential for both roads; one through the Playing Field and one through the School. There was discussion regarding the play area/games area. Mr Adams advised that there will also be 2 areas one on the ridge and one near the pond.

The Village Hall Committee requested support as follows:-

- To carry out a land survey by Lamb & Swift, the minimum cost of this was £1250. The survey would establish the value of the land – what is being offered v what we have.
- Topographical survey – Mr Adams to speak to Wyre re who is responsible for this.
- Architect Fees for Village Hall – this is ongoing, a proposal may be on the agenda for the next meeting.

- Highways – Mr Adams was still pressing for a suitable design for the A6/School Lane junction.

He asked how the PC will be informing residents of the forthcoming public consultation on the Forton Master Plan and the road. This is for the PC to consider urgently.

Cllr Leech will contact Cat Smith regarding the proposed road through the School to ask for support as there is a lot of village concern. *Resolved: Cllr Leech to contact Cat Smith*

The PC could not support paying for the land survey by Lamb and Swift because it believed a majority of residents do not want a road across Trust land and so would not support the proposal. Cllr Taylor neither agreed nor disagreed with the request. This means that the Village Hall Committee cannot take the road to a vote in the village as the decision has been made by the PC. Mr Adams asked that the PC let him know how they wish him to proceed and will raise this issue with Planning that as a land owner the Village Hall cannot fund the survey and, therefore, there cannot be a vote without it. Cllr Taylor neither agreed or disagreed with the request.

*Resolved: The PC declined the request for funding for a land survey by the Village Hall Committee. Mr Adams to raise with Planning.*

### **1110. PLANNING APPLICATIONS**

The following applications are for discussion:-

**Application Number:** 18/01005/DIS Proposal: Discharge of condition 4 (drainage strategy) on application Location: Land West of Hollins Lane Forton

It was agreed to object to the application as there is no surface water drainage. It is, therefore, proposed the surface water is directed to the sewer which is already at capacity and overloaded. There was also concern regarding the ash tree which has a TPO on it.

*Resolved: The Clerk to advise Planning of the objection.*

**Application Number:** 19/00823/LBC Proposal: Refurbishment, alterations and extension of Grade II listed building. Including erection of a single storey side/rear extension to create indoor swimming pool/garden room following the demolition and relocation of existing boundary wall. Demolition of existing outbuilding and erection of pergola terrace. Internal and external changes to existing windows and doors and addition of new conservation rooflight erection of new double garage with glazed link to house and provision of new gated access. Location: Forton Lodge Ratcliffe Wharf Lane Forton *Resolved: No objection to the application – Clerk to advise Planning.*

**Application Number:** 19/00805/FUL Proposal: Partly retrospective application for the change of use of 3 No. tourist/student dwellings to 3 No. dwellings (Use Class C3a) Location: Forton Bank Cottage Lancaster Road *Resolved: No objection to the application – Clerk to advise Planning.*

**Application Number:** 19/00813/FUL Proposal: Single storey extension to approved barn conversion under construction Location: Nicholsons Farm Ratcliffe Wharf Lane Forton

*Resolved: No objection to the application – Clerk to advise Planning.*

**Application Number:** 18/00660/FULMAJ Proposal: Residential development comprising of 60 dwellings with access from Hollins Lane, open space and associated infrastructure Location: Land East Of Hollins Lane Forton A draft had been produced with objections, this was reviewed and agreed. *Resolved: The Clerk to forward objections to Planning.*

The following applications were received in July/August with responses forwarded to Planning:-

**Application Number:** 19/00636/OUT Proposal: Outline application for the erection of 1 no. detached dwelling with access applied for (all other matters reserved) Location: Land North Of Woodlands Wallace Lane There is no sewer, as claimed, and no water course to take surface water. The Parish Council agree with the Wyre Engineers comments and objected.

**Application Number:** 19/00622/REM Proposal: Reserved matters application (layout, scale, appearance and landscaping/boundary treatments) for one detached dwelling following outline application 19/00394/OUT Location: Land Adjacent To Woodlands Wallace Lane No objections.

**Application Number:** 19/00668/FUL Proposal: Change of use from a C1 (Guest House) to C2 (Residential Care) and single storey side extension. Location: Middle Holly Cottage Middle Holly No objections.

**Application Number:** 19/00655/FUL Proposal: Proposed rear extension including attached garage Location: Holleth Cottage Cockerham Road No objections.

**Application Number:** 19/00727/FUL Proposal: Proposed new driveway and vehicular access onto Ratcliffe Wharf Lane Location: The Grey House Ratcliffe Wharf Lane

The PC objected as several local residents and councillors expressed their concerns about the safety of the proposed exit which is too close to a bend in the road. Sight lines are inadequate and unsafe on a 60 mph road. There has already been, and the Parish Council are sure there will be more, loss of hedgerow. The applicant has given incorrect information regarding the start of the work, in that it is known that the drive was started weeks, even months, before the stated date. There is already an adequate drive to the property at a safer point in the road.

*Resolved: The above was agreed.*

### **1111. HANDYMAN**

This had been discussed earlier in the meeting.

### **1112. FINANCE**

The following payments have been made:

1. Clerk Expenses – June	£ 34.40
2. Clerk Expenses – July	£ 18.00
3. Colin Cross – August/Sept V Voice	£ 341.00
4. Clerk wages – July	£ 241.60 by Standing Order 1.8.19
5. Clerk wages – August	£ 241.60 by Standing Order 1.9.19
6. Frances Forestry	£1176.00
7. C&DS Taylor	£1818.98

The following invoices require payment:

1. Clerk expenses – August	£ 18.00
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Bank Reconciliation: current account - £11735.20, Business Reserve - £45327.67. The VAT Payment has been received - £1003.14. All Village Voice payments have been received.

### **1113. VILLAGE HALL & RECREATION GROUND**

The Village Hall Chair requested assistance with 3 trees at the entrance to the Playing Field. The load bearing branches on the trees are in urgent need of attention and one had dropped off over the summer. As it was a matter of urgent public safety the PC agreed to receiving one quote and covering the cost of making the trees safe. The Chair had received a quote of £1600 + VAT and the PC agreed to fund this.

*Resolved: The PC agreed to cover the cost of making the trees safe at the Playing Field.*

The log has been removed from the Playing Field and the area filled in. The wooden play structure is also to be removed by Wyre as they have advised it is rotten and therefore unsafe. Because of an accident at Field Day the boulders are to be removed also. Wyre have offered to do this but require further information regarding the installation, the Village Hall Committee are investigating.

### **1114. AGENDA FOR NEXT MEETING**

Any items that will need a resolution will be deferred to the next meeting and placed on the Agenda to allow information on the subject to be gathered. Councillors can report defective street lighting, potholes, blocked drains etc. to the Clerk at any time and these will be taken up with the appropriate authorities.

There being no further business the Chair closed the meeting at 9.30pm.

Chairman: .....

Date: .....

**The next meeting will be held on Monday, 7 October 2019 in the Pavilion at 7.00pm.**