**THE MEETING OF  
RIBBY WITH WREA PARISH COUNCIL**

**Held At Wrea Green Institute**

**On 8 APRIL 2013 at 20.00 Hours**

**Present: Cllrs. J.W. Dobson (Vice Chairman), Mrs. P.M. Durran,**

**K.J. Lupton, J. C. Maskell, J.M. Molyneux, Mrs. P.A. Naylor (arrive 20.03 Hours), C.E. Wheatman, Br. Cllr. F.A. Andrews, and Cty. Cllr. P. Rigby.**

**There were nine members of the public in attendance.**

**14/01 APOLOGIES and DECLARATION of INTERESTS**

**1. Apologies: Cllr. Mrs. J.L. Wardell (Chairman).**

**2. Declarations of Interests:**

**Cllrs. J.W. Dobson & J.C.Maskell 14/05 2 (Cricket Club Use of Green**

**Cllr. J.M.Molyneux 14/04 planning application 13/097**

**3. Written Requests for New SPI Dispensation: - None received.**

**14/02 The MINUTES of the Meetings of the 18 March 2013, which had previously been circulated to all councillors, were approved and signed by the Vice Chairman.**

**14/03 POLICE, CRIME and DISORDER**

**1.Report from Community Beat Officer – In the absence of a police representative, John Rowson, Chairman of PACT, reported that there had been one reported crime since the last full meeting – a theft at a wedding at The Villa. The cash box at Daju, where a cash theft was advised last month, has been sent to forensics for fingerprinting and the police are hopeful of success. The priority this month is a Speed Watch “blitz” campaign as soon as the speed gun returns after maintenance. The next meeting is 13 May 2013.**

**Cllr. Mrs.P.A.Naylor arrived during this section.**

**14/04 PLANNING MATTERS**

**1.13/097 Land off Richmond Avenue**

**Application for Approval of Reserved Matters of Appearance, Landscaping, Layout and Scale for erection of 53 Dwellings Associated with Outline Planning Permission 12/0408.**

**The meeting was opened from 20.04 hours to 20.10 hours to allow the attendees to express their views.**

**The COUNCIL OBJECT to the proposal and strongly recommend REFUSAL until a more localised and thorough proposal  is forthcoming.**

**Although the small reduction in housing numbers is pleasing the overall detailed application proposal is sketchy at best and not in keeping with what the village needs.**

**The Council has always strongly opposed this development on a sustainability basis and outline planning permission was agreed purely on a 5 year housing supply need (also confirmed by all on the DMC that day), albeit the approval notice for technical reasons did not indicate this reasoning. It is, therefore, essential that this unwanted development meets the highest standards and fulfils the perceived needs of this village.**

**The waste water and sewerage systems are pivotal for this development and there can be no additional pressure put on the Richmond Avenue/Westbourne Avenue system which is at full capacity. Also, although “Heron’s Pool” now appears outside this application it is an intrinsic part of the proposals as it is a major player in the surface water drainage system for both this site and the surrounding area. The Environment Agency has already confirmed that the pool is contaminated with human sewage and this needs to be remedied before any development starts on this land.  Overflow water from this pool already makes its way across the village to Moss Side Lane. It would be criminal to exacerbate the existing “health and Safety” problems pertaining to this watercourse. Consequently, these aspects need to clearly and acceptably detailed.  There is also no acknowledgment made of the 15 inch underground mains water pipe that crosses this site.**

**The design plan is not considered satisfactory. All the affordable dwellings are together in one area next to existing properties rather than more integrated into the development to produce a more balanced and inclusive situation.  There is, as the recent Affordable Housing Survey disclosed, a Wrea Green need for 2 bedroom homes but all the proposed affordable are all to be 3 bedded. There is also a need in the village for 3 bedroom private properties and bungalows for older residents, yet all proposed are to be executive style 4 or 5 bedroom houses. There is also a lack of adequate landscaping and an up to date wildlife report. This field is a well known locally as a bat feeding, and bird feeding/nesting area.**

**It is not prudent to build a remote play area without any houses facing and there is not a need for a bus turning area when it is most unlikely a bus company will agree to venture along a difficult access road.**

**13/0114 Langtons Farm, Ribby Road**

**Proposed Conversion of Redundant barn to Single Storey Dwelling with Erection of Detached Double Garage.**

**The meeting was opened from 20.21 hours to 20.23 hours.**

**No Objection subject to there being no additional flooding problems affecting neighbouring properties. The fact that the development exceeds the 30% countryside criterion is not considered sufficient enough the refuse the application.**

**13/0137 Land at Bryning Lane Opposite 46-58**

**Outline application for Erection of 32 Dwellings – Access Only.**

**The meeting was opened 20.29 Hours to 29.33 Hours to allow attendees to put their case.**

**The Council RESOLVED REFUSAL**

**The application does not meet the sustainable development needs as outlined in the National Planning Policy Framework (NPPF) and consequently there is no justification to ignore Policy SP2 or Policy HL2 as set out in the Fylde Borough Local Plan. Moreover the land is in designated countryside outside the Wrea Green village settlement area and, is considered to be good quality and as such the application would also contravene EP22 of the Deposit Plan. The Council does not agree with the supporting survey quoting the land as 3b quality – if it was maintained with a good husbandry approach there is no reason why the official grading should be reduced.**

**There is an absence of any ecological surveys. Moreover the flood risk survey has a “cut and paste” image.**

**The application is also contrary to the evolving Neighbourhood Plan which considers that future housing development should not spread the village further  from its’ centre, with the village green becoming again, as it was historically, a central feature. This housing development would increase further the distance from the The Green for a large number of people who would have limited walking access to the village’s facilities. It is appreciated that this document has not, as yet, been approved but it does indicate the “localism” view regarding planning applications as supported by 98% of the residents in a local poll involving 57% of the populace.**

**Whilst the proposal would no doubt assist the Borough to meet the council’s 5 year housing supply requirements the application, in conjunction with the recently approved housing developments in Wrea Green, it is excessive in scale for this rural village and will detract from the form and character of this part of the village. This proposal also would alter a rural aspect and make this entrance to Wrea Green on a key and busy approach more of an urban sprawl.**

**There is also insufficient evidence covering surface water drainage to accommodate a development of this size without further overloading existing watercourses which are already under severe pressure.  Although United Utilities seem unaware of the existing pressure on the sewage infrastructure in the village, the Parish Council, with “grass root” knowledge, is fully conscious of the problems that are extant.   Therefore, an additional pumping system could well have an adverse effect on the existing properties on Bryning Lane on the way to The Brooklands pumping station.**

**With regard to Accessibility, on a realistic basis, the site would not achieve an acceptable score and would be in the low category. There is little benefit to the village to have an additional bus stop near for this development even if this was achievable,  and another remote play area (surrounded by roads), developed for the sake of point scoring rather than necessity, is a complete waste of money and one the Parish Council would not be prepared to financially support when the developer’s funding ceased. There is also no mention of Public Realm money.**

**2. Save Wrea Green Group Update – The meeting was opened from 8.37 hours to 8.45 hours. The group’s drainage expert, Jack Graham, has sent a report to United Utilities. Mark Menzies, MP, has also been asked to take matters up with United Utilities. The police traffic advisor is also to undertake a review of the Richmond Avenue/Bryning Lane junction. The Environment Agency has still to carry out a test on the watercourse waters at Moss Side Lane.**

**14/05 RECREATION GROUNDS & OPEN SPACES**

**1. Conservation Area Enhancement and Public Realm Money (Appendix 3 & 3A) – It was RESOLVED that the Council accepts the Conservation Committee’s recommendation relating to the use of section 106 moneys with initial priority being given to lampposts.**

**2. Cricket Club Use of Green 2013 Season – It was RESOLVED that the cricket club could use the Green on the same basis as previous years.**

**3. Village Pride Day – 18 May 2013 - The Clerk advised that the Village Pride day was on Saturday 18 May 2013 and any help would be appreciated.**

**4. First Avenue Resident Issues - This e-mail had been circulated to all councillors prior to the meeting and the Clerk had already responded on the basis that all the issues were either LCC or FBC matters. The Vice Chairman advised that Trevor Sterling, PCSO, is to call about the refuse bins being left on the pavement. Cllr. P. Rigby had already instructed LCC and the potholes have been filled and he has requested that LCC assess the trees.**

**5. Tarmacing of the Garages Area – Phase 2 – The Clerk advised that it was all geared up to commence 27 May during the school holiday and should not take more than 1 day.**

**6. Wray Crescent Play Area Extension - The Clerk advised that the Wicksteed Buckaneer Tower piece of equipment was already in place but needed to be fenced off – the task is to be carried out by the Allotment Society. It was RESOLVED that payment of £22012-76 gross £18343-97 net be made today.**

**The installation of the second piece of equipment is programmed to start on**

**7 May 2013 and it is hoped that an opening ceremony is to take place to coincide with the Whitsun school holidays.**

**14/06 FINANCIAL and STANDING ORDERS MATTERS**

**1. Parish Council Draft Financial Accounts amd Financial Budget Comparisons for the Period Ended 31 March 2013**

**(Appendix 2) – The Clerk presented the account position in line with the financial information which had been circulated to councillors before the meeting. The income has exceeded the annual budget figure of £57982 at £89677 but included £30000-00 Redrow Homes section 106 moneys which was not included in the original budget.**

**Expenditure for the year was £60699 which included a payment of £8810 deposit for the Playinnovation play area equipment not included in the original budgets. Overall, although some budgets mentioned below were exceeded, overall all specific budget group expenditure was within the group budgets. Section 137 payments amounted to £438-46.**

* **Subscriptions exceeded budget by £19.**
* **General Reserve by £3.**
* **Bonfire night costs by £22 although more than covered by bucket collection.**
* **Christmas Activities £1449 budget £1000 partly due £219 expenditure for bulb purchase which will last several years and two unmeasured electricity bills covering 2011 and 2012.**
* **Other Village activities budget exceeded by £26 but due to introduction of support for National Road Safety Week but with the grant from BAe Systems the net position would be within the budget.**
* **Toilets £1593 budget £1310 due to cost of internal painting originally programmed for 2013/14 financial year but brought forward during refurbishment closure, and need to carry out waste waterway checks.**
* **Toilets Capex programme at £3903-56 exceeded budget £2500 by Council agreement as it was preferable to complete the final improvements than defer. The increase was due to unforeseen tree root problems that caused an escalation in costs.**
* **Play Area capex of £8810, mentioned above, undertaken but £30000 section 106 moneys received before exercise started.**
* **Open Spaces £3032 budget £2500. Necessary additional work undertaken.**
* **Electricity £450, budget £250 exceeded as expected due to two large functions on the Green this year and income is up by £246.**

**The Council accepted and approved the figures.**

**2. Confirm Agreement to the Following Within 2013/14 Budget. –**

**2.1. It was RESOLVED that the annual subscriptions to Lancashire Association of Local Councils. CPRE, The Society of Local Clerks, The Lancashire Playground Association, Zurich Municipal in respect of local authority health and safety issues, Navigus for planning knowledge, and the IOC in relation to Data Protection fee should all be met from the agreed budget under LGA 1972 s277.**

**2.2. Contractors *–***

**i) It was RESOLVED that the existing contract arrangements, Jonathan Wildish Landscapes (Open Spaces), R. Lancaster & Son (the Greens) are to be met from within the respective budgets under LGA 1894 s8(4).**

**ii) In addition, it was RESOLVED that R. Lancaster & Son and other contractors could carry out miscellaneous work on the greens as required up to a maximum at any one time of £2000-00 and Jonathan Wildish Landscapes and/or other contractors on the Open Spaces up to £500-00 on any one occasion this financial year, from within the relevant budgets.**

**iii) It was RESOLVED that the R. Lancaster & Son play area contract and Fylde Borough Council playground maintenance contract should continue and costs be met from the Play Area budget under the Public health Act 1961 s 53 and s 54.**

**iv) It was also RESOLVED that additional miscellaneous works up to £250-00 each time could be undertaken as and when required.**

**2.3. Contracts – It was RESOLVED that (i) and (ii) below would be met from within the toilet budget under LGA 1972 s 14 para 9 and iii) from the Greens budget.**

**i) Principal Hygiene Limited (covering toilet water control system, hand wash and sanitary aspects.)**

**ii). The supply of electricity and water to the toilets and business rates.**

**iii) the supply of the electricity to the Green within LGA 1894 s 8(4).**

**iv) the supply of unmeasured electricity for the Christmas lights from the Christmas Festivities budget LGA 1972 s144.**

**v) Water supply to the Wray Crescent Allotments Small Holdings and Allotments Act 1908.**

**vi) The cost of printing the fishing permits to be a contra against the income.**

**2.4. The Clerk’s Claimable Expenses -It was RESOLVED that:-**

**i) The mileage allowance should continue from 1 April 2013 to the Government non National Insurance limit of 45p per mile for mileage undertaken on behalf of the Parish Council.**

**ii) The monthly broadband allowance would remain within £17-99 per month.**

**iii) The mobile phone basic monthly cost of £10-00 plus any extra expended from time to time from within the appropriate budget..**

**iv) The cost of photocopying, printing, postage, computer cartridges and all other stationery required to undertake the duties would be reimbursed from**

**the agreed budgets.**

**2.5. The Staff Salaries – It was RESOLVED that in line with the NALC/SLCC recommended guideline the Clerks’ salary will be paid at SC26 and would be £11.549 per hour based on 15 hours per week (780 hours per annum) £9008.28 per year (£750-69 per month).**

**The toilet operative’s pay will be £7-50 per hour based on 1 hour per day but double time for bank holidays..**

**It was also RESOLVED that when necessary the salaries would be paid in advance, and if necessary then confirmed, when Council meetings are later in any month.**

**2.6. Councillor Claims – It was RESOLVED that mileage undertaken on behalf of the Council but confirmed before the journey, could be claimed at 45p per mile.**

**3 . Payment of Accounts –**

**3.1.The following payments in 2012/13 financial year were confirmed:-**

**100432 P. Naylor` Purchase 2 Tubs (Vlec) £ 30-00 net**

**100433 E-On Unmeasured Electricity £ 36-86 net £ 38-70 gross**

**100434 Media 21a Spring Newsletter £180-00 net**

**100435 LCTP New Councillor Module 1 £ 30-00 net**

**100436 Plant Emporm Millennium Open Space £123-96 net £148-75 gross**

**100437 R. Lancaster £675-00 net £810-00 gross**

**VLEC Tub Collection £ 90-00 net**

**Jetting Toilets £ 40-00 net**

**Green Maintenance £545-00 net**

**3.2. The following g payments were approved:-**

**3 Wicksteed Playcapes Play Equipment £18343-97 net £22012-76 gr**

**100441 LALC Annual Subscription £ 252-92 net**

**100442 Sportmedia Fishing Permit Printing £ 10-00 net**

**100443 E-On Electricity to Green £ 18-92 net £ 19-24 gr**

**100444 HJ Gigg Stationery £ 2-73 net £ 3-28 gr**

**4. 2013 Annual Audit – The Clerk advised that annual audit has to be approved as soon as possible but before 30 June 2013 and has to be with the auditors by**

**18 June 2013. It is proposed that it will be approved at the May Annual meeting.**

**5. 2013 Annual Tax Return – The Clerk advised that the return had been submitted.**

**14/07 FYLDE BOROUGH/LANCASHIRE COUNTY COUNCILS**

**1.1. Lancashire County Councillor Report – Cty. Cllr. P. Rigby reported that following contact from a resident of Windrush, Browns Lane he was ascertaining from LCC whether the county could contribute towards the resurfacing of the lane. LCC owns a copse and there is a right of way affecting the lane. Cllr. Rigby had also been asked if a “No Through Road” sign could be installed as SatNav was directing traffic, some large, along this narrow “dead end” road.**

**1.2.Fylde Borough Councillor Report – Cllr. F.A. Andrews had little to report due to the forthcoming County elections. Cllr. Linda Nulty is mayor elect.**

**2. . District – Parish Liaison meeting – 19 March 2013 - No minutes have been received.**

**3. Lancashire – Consultation on Mioerals and Waste Products – The documentation had been circulated to all councillors prior to the meeting. It was RESOLVED that no comment was necessary.**

**14/08 VILLAGE ACTIVITIES**

**1. Best Kept Garden Competition 2013 –**

**a) It was RESOLVED that Cllr. Mrs. Naylor would approach Geoffrey Whiteside to see whether he would be the judge. If not Cllr. Molyneux will approach Barton Grange. The format would be on the same basis as previous years with the judging period to be preferably from 22 June 2013 to 21 July 2013.**

**b) As last year it was RESOLVED that there will be no financial prizes.**

**14/09 PARISH COUNCIL MATTERS**

**1. Zurich Municipal Risk workshop 2013 – As yet there is no date advised but it was RESOLVED that Cllrs. Dobson, Lupton, Molyneux and Mrs. Wheatman could attend and the requisite fees of £30-00 each paid out of the training budget.**

**14/10 CLERK’S REPORT (Appendix 1)**

**This document, which had previously been circulated to all councillors, was noted.**

**14/11 The Meeting Closed at 21.25 hours.**

**The Next Full Meeting is on the 20 May 2013.**