



## HALTON WITH AUGHTON PARISH COUNCIL

MEETING HELD ON WEDNESDAY 10<sup>th</sup> SEPTEMBER 2014  
AT THE CENTRE @ HALTON

**Present:** Cllrs: Fells, Jackson, Hepwood, Landles, Sarney, Slinger and Williams, Mr Jay Everett from Addison Planning, Nick Brown from Nick Brown Architects and approx. 60 members of the public.  
**Clerk:** S Wadeson  
**Chair:** Cllr Landles

Apologies for absence were received and accepted from Cllr Jefferson due to holiday. City Councillor Woodruff was also unable to attend due to holidays.

**14/09/2050 Approval of Minutes of Meeting on 9<sup>th</sup> July 2014.**

**It was resolved that:** the minutes of the meeting held on 9<sup>th</sup> July 2014 be accepted as a true record and signed by the Chair.

**14/09/2051 Council**

- a) Declaration of member's interests in Agenda Items - None
- b) Change in declaration of member's interests - None

**14/09/2052 Suspension of Standing Orders**

Items raised by members of the public:-

**a) Housing Developments**

Mr Jay Everett from Addison Planning and Mr Nick Brown from Nick Brown Architects gave a presentation in relation to a potential new housing development in the fields behind the Forgewood housing development off Low Road, Halton. The presentation was an outline of the ideas for the development so far which is currently in a very early consultation phase. Mr Everett and Mr Brown represent the landowner and it was their intention to present councillors with a clear idea of where the proposed development would be, the type of housing and an initial picture of what the properties would look like. There has been no application for planning permission as yet.

Many members of the public raised concerns over the potential development. Mr Everett and Mr Brown explained to members of the public that they were holding an open meeting for members of the public on Tuesday 16<sup>th</sup> September at the Centre at which they could discuss the various concerns in more detail.

The Chair asked if Councillors would like to make a comment on the proposal at this stage. The majority of councillors wished to wait until more information was available but there was an overall initial concern regarding the impact of this potential development on the infrastructure of the village and quality of life within the village.

**b) Allotments**

Members of the public raised concerns over the upkeep of some of the allotment plots and the surrounding paths. The Clerk presented the findings from a recent allotments inspection which confirmed these concerns and also informed councillors of the problems associated with plot 1b due to the overhanging Willow Tree.

This was discussed further later in the meeting and is summarised under minute reference 14/09/2060.

**c) Field near Townend Way**

A member of the public raised concerns over a horse which appears to have been abandoned in the field near Townend Way. The horse has been in the field for a long time and many members of the public go and feed the horse and provide drinking water for it. The field is in a poor state and is covered with

ragwort. Councillors explained that unfortunately it is private land and the council has no authority to take any action on this matter.

#### d) The Centre

Further concerns were raised about the number of children being dropped off at the Centre and left there for the day without parental supervision. Councillors and Maureen Richardson, the manager of the Centre, explained that they were aware of this problem but again have no authority to take any action regarding this. Maureen Richardson explained that there has been an increase in the number of adults at the Centre over the summer and hopes this will continue.

#### Standing Orders were reinstated.

#### 14/09/2053 To consider and approve Reports

**a) Police Report** – The council recently received a letter from the Police stating that they would be unable to provide monthly reports in the future but that information relating to crimes in the area could be obtained from their new website. The letter confirmed that a representative would attend meetings every few months if possible. Therefore a report was put together by the Clerk from the new police website. The report covers July only as information on the website only covers up to 31<sup>st</sup> July.

During July, 17 crimes were reported within Halton with Aughton:-

- 10 reports of anti-social behaviour
- 3 burglaries – 1 case is still under investigation
- 1 case of criminal damage/arson – investigation complete
- 2 thefts – investigations complete
- 1 case of violent/sexual offence – under investigation

Councillors did not wish to request any further information from the police on any of the crimes reported.

#### b) Planning Report and Planning

##### New Applications

- 1) Listed building application for the replacement of windows and doors to the front and rear elevations including new stone heads and cills, repairs to the existing roof, new rendering to the existing brickwork to the rear elevation and internal alterations  
Manor House Cottage Quarry Road Halton Lancaster Lancashire LA2 6NB  
Ref. No: 14/00892/LB | Received: Wed 13 Aug 2014 | Validated: Mon 01 Sep 2014 | Status: Pending Consideration
- 2) Replacement windows and doors to the front and rear elevations  
Manor House Cottage Quarry Road Halton Lancaster Lancashire LA2 6NB  
Ref. No: 14/00891/FUL | Received: Wed 13 Aug 2014 | Validated: Mon 01 Sep 2014 | Status: Pending Consideration
- 3) Erection of a single storey rear extension  
Schola Green Schoolhouse Lane Halton Lancaster Lancashire LA2 6QX  
Ref. No: 14/00886/FUL | Received: Tue 12 Aug 2014 | Validated: Wed 13 Aug 2014 | Status: Pending Consideration
- 4) Erection of a roof over existing midden, yard and sheep handling pens  
Lower Barn Aughton Brow Aughton Lancashire  
Ref. No: 14/00867/FUL | Received: Mon 04 Aug 2014 | Validated: Wed 27 Aug 2014 | Status: Pending Consideration
- 5) Discharge of conditions 3, 4, 5, 6, 7, 9, 11, 13, 14, 15, 16, 18 on approved application 14/00200/FUL  
Halton Mill Mill Lane Halton Lancashire LA2 6ND  
Ref. No: 14/00112/DIS | Received: Tue 22 Jul 2014 | Validated: Tue 22 Jul 2014 | Status: Initial Response Sent
- 6) Variation of legal agreement on 00/00920/OUT and subsequent renewal consent 05/01432/OUT to vary the terms of the Fourth Schedule concerning affordable housing in relation to the applicants land only, remove the requirements to obtain covenants from future land owners to restrict vehicular use over Mill Lane between points A and B (as set out in the Third Schedule) and to discharge the obligations relating to public open space and the provision of the industrial buildings.  
Halton Mill Mill Lane Halton Lancashire LA2 6ND

Ref. No: 14/00713/VLA | Received: Fri 27 Jun 2014 | Validated: Thu 07 Aug 2014 | Status: Pending Consideration  
 Applications 5 and 6 discussed later in the meeting and conclusions detailed under minute reference 14/09/2055.

Councillors had no concerns regarding any of the other applications.

### c) Finance Report – Responsible Finance Officer

<b>Bwfd 09/07/2014</b>	<b>£ 31,331.82</b>
<b>Income</b>	
Burial Ground	£ 255.00
Interest	£ 4.69
<b>Expenditure</b>	
Cheques 000102-0000118	£ 8,311.55
<b>Plus grass cutting bill</b>	
<b>Balances as at 09/07/2014</b>	<b>£ 23,279.96</b>
<b>Made up of</b>	
<b>General a/c</b>	£ 14,408.65
Village improvement	£ 6,901.73
Play Equipment	£ 1,969.58

**It was resolved:** to accept the Financial Report to 10<sup>th</sup> September 2014.

### d) Environmental and Landscape Report

There have been no major issues found on the walking. The riverbank path at Halton Mills is now closed due to Barratt Homes works.

Cllr Sarney is coordinating a Himalayan Balsam removal campaign for 2015 (with Lancashire County Council, Rivers Trust, UU and Cohousing).

### e) Community Centre and Recreation Area Report

All is working well at the Centre. There have been a number of successful fundraising events and the Halton Festival was also a great success. Overall the Centre has had a very busy summer.

Garden Safari – Following the success of the Garden Safari, Cllr Williams asked whether fellow councillors would like to propose any particular areas which would benefit from some investment. Cllr Slinger put forward the suggestion from a parishioner that a wild flower meadow be developed and other Cllrs were happy for the Garden Club to identify areas they thought would benefit from investment and present these ideas to the council at a future meeting.

It was resolved:- that the original £250 start-up costs provided by the Council are retained by the Gardening Club to be used for such worthwhile work.

### f) Communication Report

Items for the next issue of the Prattle were discussed and agreed.  
 The website will be discussed at the next meeting.

### g) Hydro Report

Construction work on the Hydro is now well advanced. The turbine is arriving in October and the site will be ready for installation by that point.

### 14/09/2054 New Housing Developments in Halton

Cllrs. Hepwood, Jackson and Slinger attended the meeting at Wray to discuss the Strategic Options for Land Allocations and the option to development throughout the Lune valley.

It was clear that Parish Councils had concerns regarding the proposed spread of 5,000 homes into the towns and villages which was not a real option due to:-

- Sites not available everywhere
- Continues opportunistic, non strategic approach to the SHLAA
- Undermines urban concentration and Sustainability (contrary to national planning requirements)
- No jobs connections, poor infrastructure
- No site prioritisation, phasing or assembly policies will lead to cherry-picking and undesirable development.

Cllrs. Jackson and Slinger attended the LALC meeting and along with representatives from other rural parish councils raised the concerns to the city planning department and asked LALC to write to The Forest of Bowland, Campaign for Rural England, English Heritage and Natural England on behalf of the parishes to express these concerns.

In light of the presentation regarding the potential development behind Forgewood, off Low Road, Halton, the council noted the various views put forward by members of the public. The council need to look at how big they want the village to be, what is the best site for any development and how bad this site is in comparison. This will all be discussed at future meetings.

#### 14/09/2055 Halton Mills

The application by Halton Mills detailed under numbers 5 and 6 of the Planning Report was discussed – see minute reference 14/09/2053.

**It was resolved:-** that Cllr Sarney would write to the Planning Officer to the following effect:-

- Halton with Aughton Parish Council support the replacement of the on-site affordable housing provision with a cash contribution to Lancaster City Council (for the reasons detailed in the Developer's Supporting Statement).
- If this contribution is not "ring fenced" for off-site affordable housing we support the use of some of these funds to complete, and for the subsequent adoption of, Mill lane and Forge Lane as proposed by the Developer.
- We request Lancaster City Council to ensure that other landowners involved in this area make proportionate financial contributions towards the works required to lead to the full adoption of these roads, in particular Barratt Homes and the Duchy of Lancaster.
- We request Lancaster City Council purchase the open space and play area from the Duchy of Lancaster and make provision for the ongoing maintenance of these areas.
- In the event the cash contribution in lieu of affordable housing is not "ring-fenced" for such use, we request that Lancaster City Council allocate the remaining portion of the cash contribution to Halton-with-Aughton Parish Council for our use in financing Community Projects (after the adoption of the un-adopted roads is completed).

#### 14/09/2056 Defibrillator

It was proposed that a defibrillator be purchased for installation outside the Centre. The estimated cost of this is £1,250 exclusive of VAT. This includes the purchase of an alarmed box in which to store the piece of equipment.

**It was resolved:-** that this equipment should be purchased by the council.

#### 14/09/2057 Skatepark Shelter

The skatepark shelter has been further damaged in recent weeks. The perpetrator was caught on the CCTV and has agreed to pay for any repairs. Councilors need to discuss how much of the Perspex is to be replaced on this shelter following so many incidents of damage and repairs. This will be discussed at the next meeting.

**It was resolved:-** to issue an invoice for £200 to the perpetrator of the recent damage.

**14/09/2058 Youth Behaviour**

There have recently been incidents of suspected drug dealing around the skatepark. The police have been called on several occasions and have stated that they will be visiting with sniffer dogs more regularly. The Parish Council does not have the authority to undertake any punitive action and as such the intention is to allow the police to continue to deal with this matter. The Clerk will invite the Police to attend the next meeting in order to discuss this.

**14/09/2059 Land adjoining the Link Path and Lyth Fell Avenue**

Concerns have been raised by a member of the public regarding the ownership and upkeep of the piece of land joining their property and the Link Path. Ownership of this piece of land is not currently known by the council.

**It was resolved:-** Cllr Sarney will obtain the Land Registry for this area of land and Cllr Williams will visit the resident of the adjoining property to discuss their concerns.

**14/09/2060 Allotments**

The Clerk reported that an inspection was recently carried out at the allotments and that 3 plots were identified where the paths have not been maintained and that contained various plants overhanging onto the adjacent plots. These plots are those directly in line with the plot that is now not being let due to the problems with the overhanging Willow Tree. This plot has become overrun with weeds and is also causing problems for surrounding plots.

**It was resolved:-** that the clerk writes to the plot holders requesting that the paths be put back within 2 weeks from the date of the letter. The clerk will carry out further inspections at this point and take action where this has not been undertaken.

**It was further resolved:-** that Cllr Sarney will look into the problem with the Willow Tree to see what, if any, action can be taken.

**14/09/2061 Audit Report**

One minor issue was raised by the auditor which stated that grant monies were included in box 2 rather than box 3. No action is required in relation to this issue.

**It was resolved:-** to approve and accept the annual audit.

**14/09/2062 Insurance**

The insurance is due to renewal on 1<sup>st</sup> October 2014. The quote received from Came & Company for the year to 30<sup>th</sup> September 2015 was for £2,428.42. The insurance premium paid last year was £2,363.60. However, Came & Company also offer a discount if the Council wishes to commit to a long-term agreement with Came & Company for 3 years. The premium would reduce to £2,307 if the long-term agreement was entered into.

**It was resolved:-** to sign a new long term agreement with Came & Company and therefore approve the cost of £2,307.00 for the insurance to 30<sup>th</sup> September 2015.

**14/09/2063 Accounts for Payment**

000102	Envirocare Maintenance	£1,020.00
000103	C Slinger expenses	£36.97
000104	Rolling View Landscapes	£570.00
000105	K Oram Expenses	£115.12
000106	K Oram July Wages	£114.60
000107	S Wadson July Wages	£325.26
000108	J Smalley July Wages	£291.35
000109	Vexations Ltd re website	£528.00
000110	K Oram Aug Wages	£230.52
000111	S Wadson Aug Wages	£325.26
000112	J Smalley Aug Wages	£684.18
000113	K Oram Expenses re pitchcare	£103.14
000114	BDO - Audit Fee	£240.00
000115	Playsafety Ltd - Annual Inspec	£344.40
000116	HCA - Room Hire	£55.75

000117	Envirocare Maintenance	£1,020.00
000118	Came & Company - Insurance	£2,307.00
<b>TOTAL</b>		<b>£8,311.55</b>

**It was resolved that:** the above payments be approved and the cheques duly signed.

**14/09/2064 Date of Future Meetings**

Members agreed that the next meeting of the Parish Council be arranged for Wednesday 8<sup>th</sup> October 2014 at 7:15pm at The Centre @ Halton. Any items on the agenda for the September meeting not discussed at the meeting will be discussed at the meeting in October.

There being no further business the Chair declared the meeting closed at 10.10pm.

Signed..... Chair      Date .....

Minutes subject to approval at the next meeting.