

ADLINGTON TOWN COUNCIL

Minutes of a Meeting held on Monday 21st October 2019
in Adlington Library, Railway Road, Adlington commencing at 7.15pm

Members Present:

Mayor P Walkden

Councillors N Buckley, C Hart, J Lowe, K O'Donnell, A Robinson, K Snape, B Speers, T Summers and P Wilson

In Attendance: L Crouch (Clerk), Christine Bailey and 3 residents

1 Open Forum

One of the residents in attendance outlined the problems of house owners on a section of Grove Farm Drive. This part of the road is wide enough for only one vehicle and there is no turning point at the end of the road. This has led to private driveways being used by vehicles for the purposes of turning and there has been some damage to these as a result. The resident confirmed that Grove Farm Drive has now been adopted by Lancashire County Council.

The other two residents expressed their concerns regarding planning application **19/00840/P3PAJ** which proposes the use of the offices on Market Street previously occupied by Fairpoint as residential flats. Councillors explained that as the application is listed as "permitted development" grounds for objection are limited. Concern was expressed that this development would lead to loss of employment opportunities in the local area and that additional efforts should be made to market the site as an office building before alternative uses are considered. Concern was also expressed that the proposed flats are very small.

A note was read out from the Chair of the Fairview Youth & Community Centre Management Group regarding the proposed car park extension. Volunteers who run this Chorley Council owned facility have raised a large amount of money to increase the size of the on-site car park as Chorley Council would not agree to fund it in the foreseeable future. The Management Group feels that it is unfair that the proposed changing & community facilities on King George V Playing Fields will be fully funded by Chorley Council under Section 106 monies whilst Fairview has received no financial support. Cllr Wilson offered to raise this matter with Chorley Council.

2 Apologies for Absence

were received from Cllr Ball who was on holiday and accepted by the Council.

3 Minutes of the Meeting

held on Monday 16th September 2019 were accepted as a true record and signed by the Mayor

3.1 Matters Arising

Another letter has been received from the residents affected by the police incident on Church Street last month. Chorley Council has indicated that overhanging vegetation on the pavement on Railway Road is not their responsibility so this has been sent on to Lancashire County Council who have sent leaflets to residential properties on High Lea. LCC has also indicated that the speeding problems reported by residents on Railway Road will be investigated. The planned Chorley Council SPID training has been delayed until early in the new year due to a shortage of volunteers. A revised timetable for the King George V recreation ground improvements has been received from Chorley Council.

4 Declarations of Interest

Cllr Robinson declared an interest in item 6.2 as he is employed by Pincroft, and item 7.6 as he lives on Grove Farm Drive. Cllr Buckley declared an interest in item 5.5 and Cllr Speers declared an interest in items 5.3 and 5.5 as they were both claiming reimbursement for expenditure made on behalf of the Council. Cllr Molyneaux declared an interest in items 6.1, 6.2 and 6.3 as she is a member of the Chorley Council Development Control committee.

It was resolved to move items 7.6 and 6.1 to the start of the meeting for the benefit of the residents in attendance

7.6

It was resolved to contact Lancashire County Council to explain the Grove Farm Drive residents' problems of damage to their driveways and request that appropriate signage is erected to indicate that the section including nos 2-14 is a no through road and that there is no turning point.

6.1 New or Amended Applications for consideration

It was resolved to ratify the comments agreed at the September meeting re **19/00872/FUL Zalzal Fusion**

Lounge 1 - 3 Market Street Change of use of nos. 1 to 3 Market Street from restaurant (Use Class A3) to 1no. retail unit (Use Class A1) and 1no. office unit (Use Class A2) across the ground floor and 3no. 1 bedroom flats (Use Class C3) across the whole first floor. The Council's concerns regarding the availability of sufficient residential parking on the site, and access and visibility for vehicles accessing this were submitted after the September meeting.

It was resolved send a response to planning application **19/00840/P3PAJ The Fairpoint Group Fairclough House Church Street** Prior approval application under Part 3, Class O of The Town and Country (General Permitted Development) (England) Order 2015 for change of use from office (Class B1a) to 56 apartments (Class C3) to express the Council's concerns that a development of this type would lead to the loss of much needed employment opportunities in the local area, create an uncertain future for adjacent industrial storage, and potentially encourage further residential development on land close to the site. Concern was also expressed regarding the potential quality of life offered by the planned accommodation, the omission of any mitigation of future flood risk and the lack a public bus route.

5 Finance

5.1

It was resolved to appoint Christine Bailey to the post of Clerk to the Town Council with a starting date of 1st November. Her starting salary was agreed and will be included in her contract of employment. The salary will be reviewed initially after six months in post and then annually.

- 5.2 A meeting of the Finance Working Group was arranged for **Wednesday 06/11/19 at 7pm** at Fairview.
- 5.3 It was resolved to approve the purchase of 20 hi-vis waistcoats at a total cost in VAT of £58.54. It was agreed that funding should be allocated from the contingency budget as the waistcoats are intended to be used for a variety of events. Cllr Speers will store them and arrange a signing-out process. The Council thanked Cllr Speers for her research and recommendations.
- 5.4 It was resolved to approve the statement of accounts and budget review for September 2019
- 5.5 It was resolved to approve the following payments:

L Crouch	Salary	
Nina Buckley	Website and email charges paid to GoDaddy	£180.90
Orange	Phone charges 24/09/19 to 23/10/19	£9.74
Campaign for the Protection of Rural England	Annual membership	£36.00
B Speers	Lamp-post poppy ties & hi-vis waistcoats	£73.08
Chorley Council	Uncontested election fee for elections 2 May 2019	£947.56

6 Planning

- 6.1 *This item was discussed at the start of the meeting.*

6.2 Other Applications to be left for neighbours' comments.

It was resolved to leave the following applications for neighbours to comment: **LCC/2019/0048 PINCROFT DYEING AND PRINTING PUMPING STATION, MARKET STREET, CONSTRUCTION OF APPROXIMATELY 9M LENGTH OF ABOVE GROUND PIPEWORK, REPROFILING OF GROUND, VALVE BOX, ABOVE GROUND MAN HOLE CHAMBER AND 2 CONCRETE BASE SLABS. 19/00921/FULHH 43 Harrison Road** Single storey rear extension **19/00890/CTY Energetics Electricity Ltd Market Street** Construction of approximately 9m length of above ground pipework, reprofiling of ground, value box, above ground man hole chamber and 2 concrete base slabs. **19/00957/FULHH 47 Windsor Avenue** Part two storey and part single storey front, side and rear extension. **19/00961/FULHH 136 Chorley Road** Single storey rear extension.

- 6.3 It was noted that Chorley Council Development Control did not have a legal obligation to inform Adlington residents of planning application **18/00843/FULMAJ Construction of Dairy Unit housing up to 600 cows of various ages and associated infrastructure** for which permission was granted in November 2018. It was resolved to contact Chorley Council to pass on the concerns of Adlington residents close to the site that this development will affect their quality of life and the value of their properties.

Items for Discussion

- 7.1 The Clerk will collate questions to be addressed to Owain Roberts, Stakeholder Manager for Northern Railway, who plans to attend the November meeting. It was also agreed that social media should be used to ask residents for their concerns.
- 7.2 Cllr Robinson explained that the Adlington Station Park and Ride car park is in need of some maintenance. Some lights are no longer working and borders are overgrown. Cllr Wilson offered to investigate the matter with Chorley Council.
- 7.3 It was confirmed by Cllr Buckley that the new website is ready to go live and conforms to all the accessibility requirements of the **Public Sector Bodies (Websites and Mobile Applications) (No. 2) Accessibility Regulations 2018**. It was resolved to move to the new website and email service in the next few days once all Councillors have had a chance to look at it, as any further changes can be made as required. The Council thanked Cllr Buckley for designing and implementing the new website.
- 7.4 A new group has been set up called the "Adlington Area Friendship Group" which will meet twice a month at the United Reformed Church on Railway Road. This will address the loss of the Senior Citizens Group but will be more inclusive. Chorley Council and Dial-a-Ride will be supporting the group which will be run by a committee.
- 7.5 It was agreed that any comments made by the Council regarding planning applications are subject to a resolution of the full Council and do not represent the opinion of an individual member. It was resolved to include a short article on the role of a Town Councillor, particularly with regard to planning applications, in the next edition of the Update newsletter. Cllr Hart will draft an article for inclusion.
- 7.6 *This item was discussed at the start of the meeting*
- 7.7 Recently appointed Councillors and the new Clerk were asked to send a short paragraph to introduce themselves and a photograph to the Clerk for inclusion in the next edition of the newsletter. An explanation of how to apply for a Community Award will be included once the details of this have been agreed at the Finance Working Group meeting. It was resolved to continue to use the current print service (Print Quarter)
- 7.8 Neither Higher or Lower Adlington won in any of the sections in the Lancashire Best Kept Village competition but overall the judges' comments were positive. It was resolved to contact Adlington Scout Group, Adlington Primary School and Brian Horrocks to pass on some specific comments.
- 7.9 The Council thanked Cllr Speers and her family for erecting the lamp-post poppies on Railway Road. It was resolved that the current Clerk will work shorter hours in November in lieu of holiday owed.

8 Items for Information None

The meeting closed at 8.40pm