

Longton Parish Council

**MINUTES of THE PARISH COUNCIL MEETING held on
Tuesday the 13th January 2015 in NEW LONGTON VILLAGE HALL @ 7.30pm**

Present: Cllrs Gooch, Garside, Turner, Alsop, Artis, Fox, Mather, Kershaw, Welch, Coulton and Wignall
Six members of the public were present

01/15 To receive Apologies

None

02/15 To consider and approve the Minutes of the Meeting held on the 2nd December 2014

It was resolved that the Minutes of the Meeting held on the 2nd December 2014 should be signed by the Chairman as a true and accurate record.

03/15 To receive Declarations of Interest

Cllr Artis declared a personal and prejudicial interest in item 5 on the agenda relating to 108 Marsh Lane due to his living in close proximity to the property concerned. He left the room and did not take part in the debate or vote on this matter.

04/15 To adjourn the meeting for a period of public discussion

Some members of the public present raised concerns with regard to planning application 2014/1036 listing a number of reasons why they felt that this Council should make representation against the application. They considered that the timing of the application over the Christmas period was inconsiderate, that the application should be dealt with by SRBC Planning Committee, that it would set a precedent for future similar applications, that changes had been made to the plans which had been submitted, that flooding in the area would be exacerbated, that newts a protected species were present on ponds in the vicinity, that visibility from the site onto Marsh Lane was poor and would cause road traffic accidents, that similar applications in the past had been declined on nearby properties, that existing dwellings would suffer from 'overlooking' and that the density of housing on the application was too high. Mention was also made that the development if agreed would devalue existing local properties, was too close to some existing properties and would destroy local hedges. Concern was raised with regard to an existing barn on the land which was not part of the application since they felt that a future application would be submitted with regard to this barn which would then have more opportunity to be agreed if the current application was given permission.

Another member of the public who was not the developer spoke in support of the application saying that he felt the proposals were sound, that he felt the refusal on another similar application on a nearby location was due to the fact that the proposals were in the Green Belt whereas this application covered a curtilage which was not in the Green Belt. He stated that he had looked at other properties built by the developer and felt that they were built in an aesthetically pleasing design to the area and that the barn referred to had not been included since there were issues with 'bats' that needed to be considered.

It was explained to members of the public that only a local ward councillor could call the application into the planning committee and that some points raised such as the devaluing of existing properties and future precedent were not a material considerations when looking at planning applications.

05/15 To consider the list of the planning applications as set out below:

2014/1036 – Two storey extension and external alterations to existing farmhouse (108 Marsh Lane) and erection of 3no detached dwellings @ 108 Marsh Lane Longton.

2014/1038 – Listed Building Consent for alterations for alterations and erection of detached dwellings as set out in application 2104/1036 above.

It was resolved that this Council should object to application 2014/1036 due to the following concerns:

- *That existing issues with flooding would be exacerbated by the development which due to the filling in of local ponds which currently acted as a natural outlet for surface water.*
- *That no ecological survey had been undertaken in respect of the local area in which it is reported that there are habitats for newts which would be affected by the development*
- *That the visibility onto Marsh Lane is very restricted on what is a very narrow road in the proximity of the development and that as a result there is concern that road traffic accidents might occur*
- *That the development of dwellings in close proximity to existing may cause overlooking which would be detrimental to existing neighbour amenity*

- *That the density of the current proposals is too high and therefore is appropriate in this area.*

06/15 To authorise payment of the following accounts:

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|---------|------------------------|---|---------|
| 300051 | SLCC | QTR Share 105 subs | 65.00 |
| 300052 | Newgate Nurseries | Christmas tree purchase, erection & storage | 1128.48 |
| On Line | Longton S & S Club | Grant Minute Number 17/14 | 250.00 |
| On Line | W V Mcennerney-Whittle | Salary & Expenses 3 rd Qtr | 1561.59 |
| 300053 | Inland Revenue | Tax and NI 3 rd Qtr | 969.39 |
| On Line | W V Mcennerney-Whittle | Emergency purchase new Xmas lights | 204.65 |

It was resolved that the above payments should be approved.

07/15 To appoint Len Slade as the internal auditor for 2014/15 at a fee of £105.00 and approve the attached Terms of Reference and Internal Control and Suggested Testing Methodology.

It was resolved that Len Slade should be appointed as set out above and that the documents as set out above should be approved

08/15 To consider and approve the following enclosed documents:

- The Councils Risk Management Policy Statement 2015
- The Councils Risk Management Register 2015
- The Councils Asset Register 2015
- The Review of the Effectiveness of the Internal Audit and Internal Control 2015

It was resolved that the above mentioned documents should be approved.

It was suggested that the plaque which was awarded to in respect of the 'Best Kept Village Competition' in 2013 and was now displayed in the Village Centre might be included on the asset register. The Clerk agreed to consider whether this should be included in future.

09/15 To consider revising the rules for this year's 'Best Kept Garden Competition'

It was resolved that no revisions were necessary.

CHAIRMAN