

Cloughton on Brock Parish Council

The minutes of the Parish Council Meeting that was held in the Memorial Hall on Wednesday 19th July 2023, commencing at 7.30pm.

21/23 Those Present

Councillor F.J. Fitzherbert-Brockholes – Chairman
Councillor E. Leach
Councillor S.M. Dewhurst
Councillor J. Gornall
Councillor D. Swift – Wyre
Councillor S. Turner – LCC
J.E. Hallas – Clerk

Apologies

Councillor D. Bolton
Councillor R. Clark
Councillor R. T. Eccles

22/23 Presentation of Planning Proposal

Prior to commencement of the formal business of the Council a presentation was given by a Planning Consultant, Robert Rawlinson, of Acland Bracewell who are the company that is acting on behalf of John Robinson Building Contractors Ltd.

The Council had been approached by Mark Robinson and asked to provide the opportunity for this presentation of the revised plans for a mixed-use commercial development on a 'triangle of land' bordered by the A6, Garstang Road and Goose Lane, Cloughton-on-Brock; for which an outline major application has recently been granted by Wyre Council Planning Department. Mr. Rawlinson provided a comprehensive presentation of both the site and structural plans of the commercial units proposed, together with illustrations and photographs to indicate their appearance and style. It was explained that the area of the site and the number of buildings approved in the outline application had been revised for commercial reasons and their originally planned utilization revised. Several well-known major retail businesses were mentioned as now having confirmed their interest in occupying the units.

The presentation was followed by a healthy discussion and exchange of views, including debate on the 'pros and cons' of the plans. Councillors offered suggestions about various aspects of the plan, including signage, and safety of traffic both on entry, whilst onsite and when departing. The need for a more adventurous approach to the planned landscaping and recognition that this is a rural/semi-rural area was heavily stressed by the Parish Council Chairman.

Messer's Rawlinson, Mark Robinson and John Robinson were sincerely thanked by the Chairman and fellow Councillors for making this presentation prior to submitting their full application to Wyre Planning. The Parish Council

Claughton on Brock Parish Council

will in due course be invited by Wyre Planning to consult on the full application and this presentation has given the members a much need 'heads-up' of the proposals to assist when considering the Council's formal response to the invitation to consult.

The Formal business of the meeting commenced at 8.30pm

23/23 The minutes of the meeting held on Wednesday 15th March were resolved by the Council to be a true record.

24/23 Declarations of personal or prejudicial interest - None.

25/23 Planning Applications

a) Application 23/00105/ FUL at Hill View Lydiat Lane Claughton-on-brock Preston Lancashire PR3 OQL, a proposed 4 bay agricultural building

This application has been withdrawn.

b) The Clerk confirmed that the application from Lower Mill Farm for the erection of 6 holiday lodges had been responded to with strong objections to the application being submitted on the Council's behalf.

26/23 Finance

(a) The Council discussed the receipts and payments made since the last meeting for the year ending March 31st, 2024. Copies of the Current Account statement detailing all receipts and payments were presented for scrutiny. Payments were authorised, and the reconciliation of the Current Account and latest Bank Statement number 182, dated 27 June 2023, was approved, and signed.

(b) The Clerk stated that he had revised his forecast for the year-end 31/3/2024 and expects the carry-forward amount will be approximately £4000.00. The Clerk explained that the Council had made some purchases for items used in the Memorial Hall during the year – to help with the transition of administration following the unfortunate loss of Andrea Saville. The Council agreed that these should be recorded as S137 donations.

27/23 Memorial Hall

The Clerk provided a brief update on the progress of the revised membership of the Memorial Hall Management and roles taken on by members. Councillor J.M. Gornall (the Hall Committee Secretary) informed the meeting about various ongoing work that she was undertaking. Particularly the challenges she has faced in dealing with British Gas to obtain FIT payments overdue for the Hall solar generation system.

The Clerk informed that he had now received confirmation that the Hall had been awarded a £40,000 pounds grant from the Lancashire Environmental

Claughton on Brock Parish Council

Fund (73% of the costed project). This should enable a modernisation of the bar, the upstairs room, and a complete makeover of the ground-floor area at the rear of the bar and main entrance foyer. The Clerk informed that with a great deal of help from Christina and Guy Campion work was ongoing to prepare more detailed specifications, and a schedule a work is now being compiled and will be finalized once all of the committee's members have put forward their preferences. Once a realistic and affordable specification, with any compromises, is achieved a suitably qualified person will be contracted to prepare the detailed drawings needed for building and fire safety regulation and formal pricing by selected contractors.

28/23 Other Items for Information and Discussion

- (a) The Wyre Area LALC meeting 26th July – the Clerk informed that he was unable to attend the last meeting of LALC due to being unwell but will attend this next meeting. The Chairman offered apologies as he will be in London.
- (b) The Council discussed the listing of Councillors Declarations of Personal Interests on the Parish Council website. Councillors firmly object to this and are concerned about the contact information being displayed. They have asked the Clerk to review the situation and the current media content.
- (c) The Council discussed the problem of Parking in Westfield Road and the problem of sight lines when joining the Garstang Road from Westfield Road. Councillor Leach suggested that the original plans for this junction should be examined to check if the developer has complied with the design specification approved by the Highways Department. Councillor Turner agreed to raise all of the issues with the Highways Officers at LCC.
- (d) The Clerk proposed that the Council consider locating a new noticeboard opposite the Brockholes Arms Public House, adjacent to the footpath gateway that leads from the main road through to Mayflower Grove, and Woburn Way. It was agreed that this should be looked into further as Wyre Council manage this location. The Clerk agreed to investigate and report back to the Council.

29/23 The next Quarterly Meeting is booked for Wednesday 4th October 2023 at 7.30pm.

Minutes prepared by: J.E. Hallas (Clerk)

Approved by:F. J. Fitzherbert-Brockholes (Chairman)

Date.....