



## PREESALL TOWN COUNCIL

### Minutes of the Ordinary meeting of the Town Council held on Monday 11<sup>th</sup> March 2024 at 7.00pm at Preesall and Knott End Youth and Community Centre

**Present:** Cllrs T Johnson (Deputy Mayor), P Orme, K Woods, J Jenkinson, K Tunstall, C Rimmer, K Shepherd and R Drobny  
Also present – the Locum Clerk and 12 members of the public

#### **166.1 Apologies Cllrs Lewin and Dobbie**

**167.2 It was unanimously resolved to co-opt Stuart Ward and Andrew Hayes to the Town Council with immediate effect.**

#### **168.3 Declarations of interests and dispensations**

Cllr Rimmer declared that she had called in application 24/00135 at Wyre Council and Cllr Orme declared that the developer had donated money to the Friends of Preesall Park.

#### **169.4 Minutes of the Ordinary Town Council meeting held on 12<sup>th</sup> February 2024**

It was resolved that the minutes of the above meetings were approved as a true record.

#### **169.5 Public participation**

**It was resolved that the meeting would be adjourned.**

Resident 1 regarding application 24/00135

Concerns raised regarding vehicle access to the development, there is only one vehicle access point off Rosemount and this is on a blind bend. The report within the application reported accident figures to March 21, since then further accidents had taken place.

Concerns regarding the environment, the development is destroying habitats for a variety of wild animals and birds.

The resident questioned whether there was a need for such housing in the area. As previous developments had allocated housing to families out of the area it is not clear that these houses are needed in Preesall.

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Already the GP surgery is not coping with the volume of patients, providing money to help develop the Over Wyre Medical Centre would not help as there is a national shortage of GP's especially in rural areas.

Flooding, the application reports that attenuation tanks will be installed but the area is at a high risk of flooding and it is not clear that the mitigation will be sufficient. Query raised regarding the Tree Preservation Order on the site, although trees have already been removed it is not thought that trees under the order have been cleared.

Resident 2 regarding 24/00135

The resident reported that she had been renting the land and using it as an animal rescue centre and wanted to purchase the land. Unfortunately land was sold for a sum above her means. The resident reported that she was given just 2 weeks to vacate the land. Already dykes had been filled in so adding to the flooding issues in the area.

Also had concerns on the impact on the environment, including noise pollution, new properties being very close to existing properties and dust from the works.

Already the neighbours are experiencing land shaking from the work to clear the site from trees etc.

The application stated that the land was derelict, this was untrue, was agricultural with animals.

Cllr Rushforth reported that there was a need for local homes for local people, however previous such developments had not been allocated to local people. She reported that a local family had been relocated to Great Eccleston whilst out of area families had been allocated to Preesall.

She had concerns regarding the OWMC and funding was required to help them support the Community.

Preesall is a semi-rural area but will become one mass of houses and that is a big change.

Cllr Rushforth had concerns regarding the excess surface water, the current system including Cockers Dyke Pumping Station was not coping with the volume now.

Where is the water to go?

It was resolved that the meeting be reconvened

## **170.6 Planning Applications**

**Application Number:** 24/00135/FULMAJ

**Proposal:** The erection of 53 affordable homes together with access taken from Rosemount Avenue and the formation of an internal access road , footpath link on to Pilling Road, landscaping, amenity open space, electricity sub-station and surface water pumping station

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**Location: Land Off Rosemount Avenue Preesall FY6 0HB**

Cllr Drobny reported that the previous housing allocations had not been adhered to and, if approved, action needs to be taken that allocation rules are followed. Flood risk is already high in the area, this development will make matters worse. Some relatively new properties in the area are already suffering from damp due to the local conditions. The roads surrounding the development are already in a very bad state with significant potholes. The planning application is misleading regarding the existing site.

Cllr Shepherd reported that the area was Flood Zone 3 and therefore no one bedroom or bungalow properties – this is against the equality act. One property layout has the toilet in the lounge area, strange set up. Also raised concerns re allocation and sited a case of a family split due to lack of suitable housing in the area. There was a small allocation for people from the area and the remainder being rent to buy – in these cases there is no restriction on the allocation

Cllr Woods was concerned about vehicle access and parking, after 3 similar developments in the area the issue is getting steadily worse. There had been a high level of near miss accidents in the area. She had concerns regarding flooding in the area being made worse and concern re allocation of properties to people from outside the area.

Further concern re OWMC, need to consider developments from the wider Over Wyre area ie Hambleton, Stalmine and Pilling. The infrastructure in the wider area needs to be considered.

Cllr Jenkinson reported that the 3 year forecast for local schools is that they will all be full and that calculation is based on an as-is basis and does not factor in the additional developments in the area.

Other than 1 abstention it was resolved that the Council would object to this application on the grounds stated above.

**Application Number:** 24/00147/FUL

**Proposal:** Change of use of ancillary accommodation to residential dwelling

**Location:** Ranch House Head Dyke Lane Pilling Poulton-Le-Fylde Lancashire

Despite concerns that this application was ambiguous eg the property was previously for holiday use and not ancillary it was resolved that the Council would not object to this application.

### **171.7 Quarry Planning Update**

The meeting for this application is due in June or July. Who can speak is not yet known but need to ensure that Cat Smith is briefed and updated.

### **172.8 Planning Enforcement issues**

Illuminated sign on the Esplanade – The sign is much too bright as it creates a traffic distraction, it is in the line of sight, the Council are no aware of any permission granted for

the sign. It is too big for the area as out of place, it creates light pollution so has an environmental impact and is disturbing to the neighbours.

Caravan storage on Park Lane – it was reported that the number of vans stored had increased. Need to check the original planning approval, concerns raised regarding the storage of LPG.

## 173.9 Finance

9.1 The balances on the 2 main bank accounts were noted by the Councillors.

Unity - £24,722.60

Virgin – 84,903.66

9.2 The Receipts were Nil

9.3 The payments listed below were noted:

Payroll	BACS 445, 446, 447,448	Unity	2,319.03
Lengthsman's expenses (on behalf of council)	BACS 449	Unity	8.10
848 Services (Microsoft 365) (Inv.17178)	BACS 450	Unity	9.48
Nick White - Plantsman	BACS 451	Unity	300.00
Wyre Building Supplies	BACS 452	Unity	17.82

<b>a) To note</b> the following payments by direct debit		
3 (mobile phone contract) to 31 July	Unity	9.00
Easy Web Sites (hosting fee, SSL certificate)	Virgin	71.28
LCC (Pensiom contributions)	Virgin	443.36

It was resolved to accept the above payments as true expenditure for Preesall Town Council.

9.4 It was resolved that the Bank Reconciliations from to 31<sup>st</sup> January 2024 be accepted as a true reflection of the Town Council business.

9.5 It was resolved that the Council accept the 3 year dead via Zurich for the Town Council Insurance.

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**9.6** Following recommendation by the Personnel and Finance Committee it was resolved that the Locum Clerk salary be increased to the qualified clerk level with effect from 1<sup>st</sup> March 2024.

**174.10 Internal Auditor**

The Locum Clerk reported that they still had no Internal Auditor for 2023/24. The Clerk asked for recommendations and would continue to investigate options.

**175.11 Annual Governance Review**

It was resolved that the following documents be accepted for 2024/25.

**Standing Orders**

**Town Meeting Standard Orders**

**Financial Regulations**

**Risk Management Plan**

**Risk Register**

**Asset Register**

**Insurance (See 9.5 above)**

**176.12 SPID Project Update**

Following the survey of residents affected by the new SPID posts it was resolved that the Clerk now order the posts for installation.

**177.13 Heritage Shelters**

Following review of the quotes received it was resolved that SAS Groundworks be engaged to carry out the removal and installation of the shelters.

**THE FOLLOWING ITEMS ARE FOR INFORMATION ONLY**

**178.14 Reports from subject leads and outside body representatives**

Cllr Orme reported that he had attended the LANPAC event and reported that he found it interesting. Items covered were the operation to clear Cheatham Hill which was Partnership work and Ransomeware.

It was reported that storage would be useful for the Gala committee and, if possible, before the Gala.

**179.15 Reports from Wyre councillors**

Cllr Rimmer reported that it was Budget Week at Wyre, she reported that there was to be a 2.99% increase to Council tax which equated to 13p/week on a Band D property. She reported that this year may be the last year for the new homes bonus

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scheme and some work for the year was larger items such as sea walls and beach work.

Cllr Rimmer reported that Jigsaw (housing allocation) had been checked and it was felt that rules had been adhered to, there was a meeting due on 14<sup>th</sup> March to discuss.

Roads – Roslyn Avenue, Cllr Rimmer reported that this required a lot of work and had deteriorated following the development of housing in the area.

The Local Plan is due to be reviewed in June/July, it was reported that the New Homes Bonus and the Wyre Budget were in conflict.

Deputy Mayor Johnson apologised for his lack of attendance at the Commonwealth Day event.

### **180.16 Clerk's report**

Everything covered above

### **181.17 Mayor's report**

Mayor Lewin was not present but sent a message thanking those that had supported her during her recent spell of ill health.

### **182.18 Questions to councillors**

Updates were requested for the Legacy funding due, Cllr Orme reported that the funds had been requested but had still not come through. Regarding the Land and the Garage transfer, the land was sat with the Solicitor and had been chased up but the Garage was sat with Land Registry.

Question raised regarding the Legacy money to the Gala, it was not clear whether this had been paid over ie £5K per year for 5 years.

### **183.19 Items for next agenda**

The next full council meeting will be held on 8<sup>th</sup> April **2024 starting at 7pm with the Town Meeting starting at 6.15pm** - councillors are asked to raise matters to be included on the agenda and provide updates from working groups by notifying the clerk **in writing by Thursday 28<sup>th</sup> March 2024** at the latest. The item should specify the business which it is proposed be transacted, in such a way that the members who receive it can identify the matters which they will be expected to discuss i.e. it needs to specify what the proposal is and that a decision is required or whether the item is for information only.

There being no further business the Deputy Mayor closed the meeting.