

CHIPPING PARISH COUNCIL

MINUTES OF MEETING 8.1.24. VILLAGE HALL 7.30PM

Attendance bk. signed

Apologies for absence received from

Cll. D.Walmsley, Cll. D, Brocklesbury and R.V.B.C. S Hore.

Accepted by councillors.

Minutes of the last meeting read and approved by Councillors,

Minute book signed by the Chairman.

Declarations of Interest

There were none

OPEN FORUM

A group of 15 members of the public who all live in the vicinity of Cuthbert Hill Farm , all spoke in opposition to planning application 3/2023/0850.

CLOSED OPEN FORUM

AGENDA ITEMS

1 B4RN

There are now 463 property connections to B4RN.6 in Bradley Court, 2 in Kirkfield and Austin House are now added to the list.

2 COMMUNITY HEATING PROJECT

A grant of £20,000 has been received from L.C.C. towards further feasibility costs of the heating project.

Planning applications to be submitted to R.V.B.C. to proceed with bore hole plans on individual properties in Chipping.

Two listed building owners are now interested in the scheme, Brabins Old School House and Grove House plus 7-9 Windy Street, properties in the conservation area.

3 PLAYGROUND/SKATEPARK/PLAYINGFIELD/MUGA

The playground area has been measured and priced to instal recycled plastic fencing. At present this plan is too expensive.

Cost of galvanised metal fencing to be researched. Grants to be sourced by Clerk. R.V.B.C. Environmental fund and others.

Discussions regarding management of the M.U.G.A. are on going.

4 MILL POND

The condition of the Mill Pond and water levels continue to be monitored by councillors and local residents.

5 PLANNING

Chipping Parish Council studied and discussed application ref/3/2023/0850 regarding the proposed change of use of agricultural land to camp site for camping and touring caravans including formation of hard standing area and conversion of and extension to agricultural building for use as a bunk barn at Cuthbert Hill Farm Garstang Road Chipping PR3 2QJ. The meeting was attended by 15 members of the public who live in the vicinity of Cuthbert Hill Farm. They all spoke strongly objecting to the proposals for a number of reasons, which the Parish Council have taken into account.

Chipping Parish Council understands for farm businesses to diversify and did not object to the regularisation of the change of use of the farm house to a holiday let 3/2021/1075. The Parish Council did not object to the new access to the highway (following the blocking off of existing) which was requested as access for farm vehicles and extension to existing agricultural building requested to store hay/straw and farm machinery ref 3/2021/0047. The Parish Council welcomes proposals that would potentially increase tourism and support businesses in the village.

However the Parish Council does object to the current proposals for the following reasons:

- 1 The proposed touring caravan site is in a very prominent position and would be visible from miles around. The development would have a detrimental impact on the appearance of the surrounding landscape in the Forest of Bowland A.O.N.B.
- 2 The increase in traffic, particularly touring caravans, presents an increased risk of accidents on the narrow, bendy sections of Garstang Road used to access the proposed site. Parts of this road do not allow vehicles to pass each other, often vehicles have to stop suddenly then reverse to a point where they can pass. The application for a new access to the highway ref 3/2022/0047 specifically highlighted the concern caused by large vehicles on this section of road.
- 3 The proposed site is in a very rural setting and the increase in the number of people and vehicles on the site will have a negative impact on wildlife in the surrounding area.
- 4 It is not clear if there is a demand for additional touring caravan and/or camping provision in the area. There is already a successful touring caravan park at Brickhouse in Chipping which although busy is rarely at capacity.
- 5 Although the proposed site is some distance from the nearest neighbours the scale and nature of the proposed development has the potential to negatively impact them due to increased noise and light pollution.

Planning application 3/2023/0850

Chipping Parish Councillors studied and discussed this application proposing installation of a platform lift behind the external coal store to the front, new boundary fence to the rear of garden with angled solar panels.

1 The Parish Council is sympathetic to the request to add a platform lift to aid access for occupants with mobility difficulties at 1 Talbot Street. This application is linked to application ref 3/2023/0219 Lawful Development Certificate for retention of pedestrian access to Talbot street via stone shed at the front of the property which would need to be granted to allow access through the coal store to the proposed lift. It

appears from the documents accompanying the application that the platform lift will be barely visible from the street and if painted black would not have an adverse impact on the street scene.

2 The Parish Council broadly supports applications for renewable energy including solar panels as detailed in this application. The council is however concerned about the visual impact of this proposal on neighbours at the Talbot Hotel and the three properties under development at the Talbot Barn.

CERTIFICATE OF LAWFULNESS 3/2023/0219

Chipping Parish Council considers that removal of the small coal shed door at 1 Talbot St. has been harmful to the appearance of this sensitive part of the conservation zone. It is a very prominent location, directly ahead of traffic approaching the junction of Talbot St. with Windy St. The coal shed is in a stone wall that is continuous with the grade II listed stone wall and stone steps at the front of St. Bartholomews Church. If planning permission had been requested for the removal of the coal shed door and replaced with the bland full size door which has been used, The Parish Council would have objected.

FINANCE

PAID

B4RN Paul Hunt	£61.45
St. Barts Church	40.00
Xmas electicity crib	
PROSPUS	24,000.00
CLERK B.Green	698.00
Salary O/N/D/	
S.Hardacre	20.00
Bus shelter clean	

INCOME

XMAS CARAVANS	538.00
Community heating	20,000.00
Grant L.C.C.	
R.V.B.C.Refund	231.00
VAT applied for	498.00
Precept 2024/2025 applied for	£12500.00
No street xmas lighting grant received	
A.O.B.	

a Exellent report from judges regarding Chipping in Bloom.

b Road closure notices placed in notice boards and on the WEB.

The next meeting to be held 19.2.24 V.Hall 7.30pm meeting closed at 9.45pm

Barbara Green Clerk.