

Thornley with Wheatley Parish Council

Minutes of the Annual Parish Council Meeting held virtually via Zoom on

Monday 15 June 2020 at 7.00 pm

Present: Mr M Hayhurst (Chairperson)
Mrs C Ansbro (Vice-Chairperson/Clerk)
Mrs G Airey (Responsible Financial Officer)
Mr P Hallett (Representative on Parish Councils' Liaison Ctte)
Mrs J Faraday

20.6.01 Apologies for Absence

There were no apologies for absence.

20.6.02 Declarations of Interest

Mr Hayhurst declared an interest in Agenda Item 7 – Letter regarding a Barn on Four Acre Lane.

20.6.03 Minutes of the meeting held on 27 April 2020

The Minutes of the meeting held on 27 April 2020 were approved and a copy would be signed.

20.6.04 Matters Arising

20.4.09 Election to Parish Council Roles

All Councillors involved in the meeting agreed to the following reappointment to roles for a further 12 month period

Mr M Hayhurst	-	Chairperson
Mrs C Ansbro	-	Vice-Chairperson/Parish Clerk
Mrs G Airey	-	Responsible Financial Officer
Mr P Hallett	-	Representative on Parish Councils' Liaison Committee

20.6.05 Accounts

a) Income and Expenditure End of Year Statement 2019/2020

The finalised Income and Expenditure Statement for year end 2019/2020 was presented and a hard copy would be signed.

20.6.06 Annual Governance and Accountability Return 2019/2020

a) Certificate of Exemption

The Parish Council had agreed at its previous meeting to complete a Certificate of Exemption certifying that during the financial year 2019/2020 the higher of the Authority's total gross income for the year or total gross expenditure for the year did

not exceed £25,000. The form had duly been completed and submitted to the External Auditors.

Mrs Airey presented the following documents.

b) Internal Audit Report 2019/2020

Councillors reviewed and noted the completed Internal Audit Report 2019/2020 which had been circulated with the Agenda.

c) Annual Governance Statement 2019/2020

Councillors reviewed and approved the completed Annual Governance Statement 2019/2020 which had been circulated with the Agenda. Arrangements would be made to sign the hard copy document as soon as possible.

d) Accounting Statements 2019/2020

Mrs Airey explained that point 6 (All other payments) identified expenditure of £4,698. This figure included a donation of £4,000 to Thornley Community Space as a contribution towards the cost of providing toilet facilities in the old Thornley School building. An Explanation of variances pro forma had been completed explaining this variance in expenditure from 2018/2019. Councillors approved the completed Accounting Statements 2019/2020. Arrangements would be made to sign the hard copy document as soon as possible.

RESOLVED hard copies of the approved Annual Governance Statement 2019/2020 and the Accounting Statements 2019/2020 to be signed as soon as possible and published on the Parish Council's website before 1 July 2020.

Action – Parish Clerk/Chairman

20.6.07 Letter regarding Barn on Four Acre Lane

As Mr Hayhurst had declared an interest in this item he handed over to Mrs Ansbro, Vice-Chairperson, to chair the meeting for discussion on this item.

Mrs Ansbro explained that she had received an anonymous letter regarding a barn on Four Acre Lane. She had subsequently circulated the letter to all Parish Councillors. The writers stated that they had observed windows being added to the barn on Four Acre Lane. They had been in touch with Ribble Valley Borough Council Planning Department and it had been confirmed that no planning permission had been sought with regard to the barn. The writers stated that they had been told the barn belonged to Mr Hayhurst. The writers were awaiting a response from the Planning Department.

Mr Hayhurst was asked for his comments on the letter. He explained that he had received a letter from RVBC Planning Department prior to the anonymous letter being received by the Parish Council. He had spoken to a Planning Officer and it had been confirmed that the window openings that had been added to the barn were allowed under permitted development and therefore no planning permission had been required. There were no further questions from Councillors regarding this issue.

At this point Mr Hayhurst resumed the role of Chairman for the meeting.

20.6.08 Planning Applications

a) No 3/2020/0415 (Planning Application) and 3/2020/0416 (Listed Building Consent) Oaks Barn, Birks Brow, Longridge

Councillors had had the opportunity to review these planning applications and the supporting documents and these were discussed in detail.

The Applicants (Mr & Mrs Pearson) have stated that it is their intention to develop Oaks Barn to become the centrepiece of Birks Farm for future generations, allowing it to fulfil its purpose as a building which contributes to the functioning of Birks Farm. Initially they wished to take steps to build up the infrastructure required for a small holding. Currently the building was in good condition but was considered unsuitable for modern day agricultural use. Historic England has awarded Oaks Barn with Grade II listed building status. This has been taken into account in the proposed design scheme. The Applicants have detailed how they have addressed issues raised regarding planning policy. In particular in relation to Paragraph 79 National Planning Policy Framework, they explain how the proposed development now meets four of the five required criteria.

Taking all the information provided into account it appears to the Parish Council that sympathetic conversion of this building to a residential dwelling would be the optimal viable use of the barn. It would also allow the family a unique opportunity to develop the barn into a family home suitable for Mrs Pearson to be able to manage her complex health issues and stay safe.

In conclusion all the Parish Councillors agreed to strongly support this planning application.

RESOLVED a letter indicating strong support of this planning application to be submitted to RVBC Planning Department.

Action – Parish Clerk/Chairman

20.6.09 Erection of pheasant hutches (Game Bird Rearing Farm)

Local residents had contacted Mr Hayhurst raising concern about an apparent Game Bird Rearing Farm which had been set up on agricultural land in the vicinity of their home. Subsequently a letter of complaint from the residents had been received by the Parish Council. The letter explained that the Farm consisted of 42 pens approximately 4m x 4m plus runs. The residents had also contacted Ribble Valley Borough Council to express their concerns regarding a number of issues not least the size of the Farm and the smell that came from it.

Parish Councillors had visited the site to further understand the issue and an enquiry had been made to the Planning Department asking if planning approval was needed for such a development on agricultural land.

Discussion followed and it was noted that game rearing is considered non-agricultural. It was understood, therefore, that planning approval for change of use of the agricultural land is required, together with approval for any permanent buildings that may be erected.

Just prior to the meeting Mr Hayhurst had received an update from one of the residents to say he had received a letter from RVBC stating that a representative from the Borough Council had visited the site and a letter would be sent instructing that the Farm should be taken down within a fortnight.

Parish Councillors agreed that an email be sent to the Planning Officer stating that they shared the residents concern about the size of this development in a rural landscape, particularly in the setting of an Area of Outstanding Natural Beauty.

RESOLVED an email be sent to the Planning Officer stating that the Parish Council shared the residents concern about the size of this development in a rural landscape, particularly in the setting of an Area of Outstanding Natural Beauty

Action – Parish Clerk

20.6.10 Any Other Business

20.6.11 Waste Bin on Jeffrey Hill

Mrs Airey drew Councillors attention to a problem with the waste bin on the Car Park on Jeffrey Hill which she had noted was overflowing with rubbish. She had contacted Ribble Valley Borough Council to report the problem. Councillors also commented that their own domestic rubbish bins had not been emptied one week towards the end of May but subsequent collections had taken place. Mrs Airey said that she would check whether the rubbish had been removed and report it further if it was still a problem.

RESOLVED a check would be made on whether the problem with regard to the rubbish bin on Jeffrey Hill had been resolved, if not it would be reported again.

Action – Mrs Airey

20.6.12 Date and Time of next meeting

Monday 14 September 2020

The meeting closed at 7.55 pm

Signed _____ Date _____