*MINUTES OF THE MEETING OF SAMLESBURY & CUERDALE PARISH COUNCIL*

*HELD ON THURSDAY 22ND MAY 2025 AT SAMLESBURY MEMORIAL HALL*

*PRESENT*

Aimee Barton Parish Clerk, Graham Young Chairman   
Parish Councillors George Whalley, Glen Clayton, Stephen Fawcett, Sue Redmayne and Clare Lewis.

Four Members of the public present.

*ITEM 1 APOLOGIES FOR ABSENCE*

The Chairman contacted Fred Cottom and Maya Ellis. Fred is at an LCC meeting and may not attend tonight, but his representative will relay the message for the next meeting.

*ITEM 2 DECLARATION OF INTEREST*

2.1 Register of Interests – Councillors were reminded of the need to update their register of interest.

2.2 No members disclosed any personal or prejudicial interests in any matter to be discussed at the meeting.

Item 3 Election of Chairman

Graham Young

Item 4 Election of Vice Chairman

Stephen Fawcett

*ITEM 5 ACCEPTANCE OF THE MINUTES OF THE MEETING*

5.1 Minutes of the meeting held on Thursday 27th March 2025 were accepted as a true record.

There has been a suggestion to post draft minutes on the website before the next meeting, where they will be signed and finalized. According to 2015 legislation, this must be done within a month after the meeting. The draft minutes will have "draft" written across them until they are signed.

If planning arises between meetings, a planning meeting is conducted if necessary. Occasionally, documents for Samlesbury and Cuerdale may be mistakenly labelled as Samlesbury and Walton. It should be noted that there is no Samlesbury and Walton.

*ITEM 6 MATTERS ARISING FROM THE MINUTES*

6.1 Chairman’s report

As another year passes and we welcome what was the warmest, driest Spring for over a Century, we have taken the time to digest the changes since our last AGM. With the election of a new Government in a landslide victory, I would like to thank our former MP Nigel Evans, for all his help and assistance during my time as Chairman, and welcome Maya Ellis as our new MP. We look forward to working closely with her.

The early news of changes to the ‘Green Belt’ planning and the need to build more ‘affordable’ houses is disturbing. Developing our green pastures will put food security at risk, but thankfully, as it looks at the moment our green and pleasant parish is to remain intact.

The local Lancashire County Council has also gone to the poll and Reform UK did very well, securing 53 of the 84 seats. Once again, I would like to thank the former County Councillor Barrie Yates for all his hard work and the help that he has offered the Parish Council. I personally will miss our weekly catchups on issues within the Parish. We welcome Fred Cottom as our new Reform UK Lancashire County Councillor member and look forward to having a good working relationship with him.

More recently we had the very sad news of the passing of our fellow Councillor, Kathleen Wright. She has been one of our longest serving councillors and we have been fortunate to work alongside her. Kath’s passion for all things ‘Green,’ and her never-ending drive to stop the sand and gravel extraction at Lower Hall will be missed. The Parish Council and I wish all the family our best; our thoughts are with you.

At 6.30pm the bells of Samlesbury together with others throughout the country were rung to mark the occasion of VE Day. Also, in conjunction with the rest of the nation, Charles Hadcock, Deputy Lord Lieutenant for Lancashire lit out celebration beacon at 9.30pm. would like to thank him for his touching words that encapsulated the terrors of war. We owe a huge debt of gratitude to our armed forces, who have given us 80 years of peace, and the evening raised over £150 for the British Legion. I would also like to thank all who made the evening such a memorable occasion.

Following concerns e-mailed to the myself and the clerk regarding wildlife fatalities and excessive speeds on the A59 and A677, we were informed of the possibility of renting a Speed, Image capture and Data recording/storage device (SPiD camera), from Althem Parish Council. Although not legally binding, the speeds can be assessed, and dates and times recorded. Working alongside Lancashire Police and the County Council, it would then lead to further speed restrictions or more speed cameras.

6.2 Contacted Altham PC regarding the SPiD cameras: £150 per camera for 2 weeks and 70p per mile for travel. Suggested placing cameras on either side of the A677, collecting the data, and submitting it to the police. Noted top speeds near Nabs Lane. Plan to create a graph and a written report. Estimated cost is approximately £5000 per camera to purchase. Working with the police to potentially install permanent cameras. Black box cameras are being moved around the country and can still be used for prosecution. Additionally, crossing points for deer’s are needed.

6.3 Regarding Item 4.5 from the last meeting's minutes, Barrie and the chairman walked the footpath, but with the change of councils, it has been lost in the system. This issue requires attention. Can we arrange a walk-through with the leader of the reform?

6.4 Regarding item 4.8 the cross is marked in Gothic lettering and is of considerable age. In 1974, the Parish Council agreed to move it back by 2 feet. This year, it will be 150 years old.

6.5 Regarding Item 5 the end of the paragraph is missing.

6.6 Regarding Item 7.2 it has been approved and referred to legal within SR.

6.7 Have the trees on Mowcroft been assessed?

6.8 Is the traffic island on Spine Road scheduled for completion?

*ITEM 7 L.C.C*

There are no representatives here tonight. Councillor Cottom is the new councillor.

*ITEM 8 S.R.N*

There are no representatives here tonight.

*ITEM 9 MATTERS RAISED BY THE PUBLIC*

Would like to express our thanks to the public for all their hard work within the Parish.

9.1 Item 11 of minutes 27.03/25 correction / omission : there is no minute regarding a request for the PC Chairman and maybe other PC representatives to meet with SRBC and Chorley Director of Planning and Property Gayle Wootton?

9.2 Has this meeting taken place? No not as yet.

9.3 Has the PC made enquiries as to when CGV and the Logik planning applications will be brought before SRBC Planning Committee? Has Jacki got the time to help us? Yes, she is in contact. Has it gone up to the government? Nothing has been heard. The council members have the final say. It has not been included in the local plan, which serves as a safety net for us.

9.4 Are the PC prepared, has i.e. all its ducks in a row, to be represented and itself to represented at these planning meetings for CGV and Logik?

9.5 CLLP did the PC respond / rely to the The Regulation 19 Pre – Submission Representation Form a 4 page on line document? No, we didn’t.

9.6 Due to the political changes at LCC has the PC made any representation to the new Reform Councillors? Yes, we have.

9.7 Has there been any discussion or approaches to the PC regarding Devolution there has been mention of SRBC Chorley and Wets Lancashire linking up. Population minimum I believe is 500,000 so question that these 3 councils have the requisite populus? Discussed with the labour council, and they currently lack interest in devolution. We expect further contact later.

9.8 Has there been any representation by the PC to object to the Finnington Lane F1 warehouse development by the Botany Bay developer 22/00948/SCOPE Chorley planning Committee? A parish council should not get involved with another council's matters. However, individuals can express their objections personally.

9.9 In yesterday’s Energy parliamentary select committee meeting Jacki Copley provided evidence on behalf of the CPRE worth watching

She made a comment regarding planning applications and planning decisions which I feel is to be noted

“positive planning balance if not should not be consented”

I reference this in regard to CGV and Logik. - The Chairman believes she performed excellently. This is her passion project, and she will lead it, with Michael Kitching handling traffic. Are they focusing solely on Logik? Highways prefer deferring it.

9.10 Barrie mentioned that road markings on Roach Road, Goosefoot Lane and Firwood Lane would be completed by the end of March, including a white line and a bollard. The contractor marked "slow" 200 yards up Nabs Head Lane. We need to follow up with Councillor Cottom. Barrie assured completion by the end of March, but it hasn't been done. A written report from Barrie would have helped. LCC might still have this task on their list. Highways remain the top priority.

9.11 In regard to item 10.3 for March’s minutes. Yes, we mentioned that we would appeal the decision. When the original application was submitted, SRBC communicated with some individuals, but others did not receive any notification. We are concerned about the appeal and only have one day to respond. If people are personally affected by planning decisions, SR should be informed. If contentious planning issues arise, the PC will hold a planning meeting. The PC was not aware of the appeal. The application for Bezza Lane was accepted despite our objections and those of many others. If we oppose an application, the PC will fight it, if possible, although we cannot predict SR's actions. We can present our case, but we cannot speak for SR. We strive to do our best, although we do not always succeed. You can still object to the appeal. We can engage our own KC or lawyer for the case. We have spent £15,000 on surveys for CGV.

9.12 An express of gratitude to the Parish Council for organizing the beacon lighting for the VE celebrations. It was a thoroughly enjoyable evening.

*ITEM 10 MATTERS RAISED BY THE COUNCIL*

10.1 The PC received an email about the proposed McDonald's planning application at the services by the Ticked Trout. A meeting might still occur as a goodwill gesture. It doesn't qualify for SILL money, but we could ask for some funds for the playground. It's for the garage. The location is urbanized enough, better there than in a built-up area. The biggest concern will be litter; we will need more bins. We have little to say aside from the street scene. It's surprising it hasn't happened sooner. That land does not flood.

10.2 Is the Galla Hotel being used for illegal immigrants? No, it is not being used for illegal immigrants.

10.3 Is a certificate for lawful development the same as a certificate of permitted development? There was a caravan on the driveway along A677, where someone was living, but they have now moved into the garage. It appears there is no enforcement regarding the occupancy of the garage. The garage, originally intended for car storage, has been significantly expanded. The excavation has extended to the back of the garden towards Park Lane. The Chairman will discuss this issue with the enforcement officer.

10.4 There is an outbuilding on the junction of Branch Road and Intack Lane that currently does not have planning permission for the side extension. The planning permission was approved last week for Higher Intack Farm, but not for the house with the outbuilding. While there is planning permission for the granny flat, it does not cover the two-story extension. Is there a way to file a complaint about this issue? A meeting with Chris is scheduled to discuss the matter of individuals undertaking construction and later seeking permitted development approval.

10.5 A complaint has been received regarding the bus shelter, which has been relocated to the Preston side of the dual carriageway. The shelter is made of Perspex and appears to be incorrectly positioned, potentially causing obstructions in both directions.

10.6 The bus stop at the top of Vicarage Lane Bridge lacks wheelchair access due to an overgrown footpath.

10.7 New metal boxes in or beside the bus shelters appear to be digital time tables.

10.8 What is the status of the litter bin outside the five-bar gate? It appears that there are ongoing concerns, as it keeps getting knocked down. Could we address this issue again?

10.9 A settee has been placed on the slip road going down to Potter Lane. The chairman will report this on the “Lovecleanstreets” app. Additionally, a carpet has been found in a lay-by at Roach Bridge and will be reported.

10.10 Are they planning to remove the trees and hedges on PRN where the new bungalows are located?

10.11 The electric substation between Lower Huntley Wood and Five Bar Gate has rubbish tipped in front of it. Who should remove it? It will be reported on the app.

10.12 What is the status of the road lights? All of them have been reported.

10.13 The bottom bungalow adjacent to Chiawella has a substantial pile of soil outside its garage, which is currently boarded up. We are unable to address this issue at the moment; however, please continue to monitor the situation.

10.14 A pile of soil has been observed at the side of Huntley Wood. It appears they were cleaning up the fencing, but the reason for the soil's presence is unclear.

10.15 No idea who the local police are. Will be nice to see them at the next meeting.

10.16 Fairview Corner: Promised to install the chevrons and add more signage. Permission granted to follow up with Mr. Cottom.

10.17 Hoghton Parish Council have approached S&C PC regarding the traffic issues when the M6 is closed, causing congestion in Samlesbury Bottoms. It is recommended to consult the residents first for their opinions. One proposal includes making Quaker Brook Lane an access-only, one-way road, with appropriate signage indicating a single-track road. Discussions will be held with residents to gather their feedback.

10.18 Road safety concerns at New Hall Tavern have been noted, with vehicles crossing straight through. To address this, the installation of a mini roundabout could be considered. A request to install a mini roundabout at The Windmill was previously denied due to space constraints. Additionally, illuminated lights indicating the junction could enhance safety, as the current sign 150 meters back is obscured by hedges. Installing a mini roundabout could also contribute positively to the CGV proposal which we all **do not** want to be developed.

10.19 The former Windmill Hotel have until the end of July to complete its obligations. James Hall are no longer the owners.

10.20 Regarding Item 9.3 later in the meeting, is it possible to make a donation for the school similar to the one for the churches? It is not possible to do so for unadopted roads, as this would require us to do the same for all unadopted roads.

*ITEM 11 ACCOUNTS*

11.1 Expenditure

Expenditure

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| --- | --- | --- | --- |
| 22/05/2025 | Cheque 707 | Clerk April/May Wage | £400 |
| 22/05/2025 | Cheque 708 | Room Hire for the year | £264 |
| 22/05/2025 | Cheque 709 | LALC Subscription | £248.96 |
| 22/05/2025 | DD | May Website fee | £55.44 |
| 22/05/2025 | DD | June Website fee | £55.44 |
| 22/05/2025 | Cheque 710 | St Marys Church | £200? |
| 22/05/2025 | Cheque 711 | St Leonards Church | £200? |

Proposed and second.

11.1 The bank statements, bank reconciliation and the cashflow where all agreed and signed.

11.2 The AGAR for the financial year 2024-2025 has been agreed and signed.

11.3 The PC are willing to continue donating £200 to the two Parish churches. The gates to the cemetery are often closed. Proposed and Seconded.

*ITEMS 12 PLANNING APPLICATIONS*

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| 07/2025/00187/HOH | Higher Intack Farm Intack Lane  Mellor Brook Blackburn Lancashire  BB2 7PT | Single storey side extension following demolition of existing | Approval with Conditions  7th May 2025 |
| 07/2025/00214/HOH | Quennevais  Preston New Road Mellor Brook Blackburn Lancashire  BB2 7PU | Singe storey rear extension following demolition of existing conservatory | Approval with Conditions 8th May 2025 |
| 07/2025/00226/NMA | Oakdene  Preston New Road Mellor Brook Blackburn Lancashire  BB2 7PU | Non material amendments to permission 07/2023/00652/HOH for two storey front extension with front dormers, single storey rear extension, side dormer extensions and following demolition of the existing detached , a new outbuilding. New gated driveway entrance. 07/2023/00652/HOH | Approval  7th April 2025  This is the Median development. The property was demolished, and all electrical components were removed. A water pipe and a gas pipe were damaged in the process. As a result, the gas pipe needs to be excavated and replaced along the side properties, which have now experienced subsidence. There were also concerns about asbestos. If a property is demolished without proper planning permission, the responsible party should not be allowed to obtain planning approval for 5-10 years. It is suggested that a house should only be built after obtaining the necessary planning approvals or applying for retrospective permission. At present, there is no compensation for the side properties. |
| 7/2025/00311/ADE | Green Lane Farm Green Lane Samlesbury  Preston  Lancashire  PR5 0RJ | Agricultural Determination for a building over existing open silage clamp |  |
| 07/2025/00240/VAR | Ab Inbev UK Limited  Cuerdale Lane Samlesbury  Preston  Lancashire  PR5 0XD | Variation of condition 2 for permission 07/2023/00565/FUL for erection of wastewater treatment plant comprising technical building, methane reactor, storage and processing tanks, flare stack, associated plant and enabling works. |  |
| 7/2025/00260/FUL | Ab Inbev UK Limited  Cuerdale Lane Samlesbury  Preston  Lancashire  PR5 0XD | Proposed installation of 1no. storage tank and associated works. |  |
| 7/2025/00253/TPO | Seed House Farm Potters Lane Samlesbury  Preston  Lancashire  PR5 0UE | Removal of oak tree tag no. 136. Removal of sycamore tree tag no. 135 | Tree Works approved  24th April 2025 |
| 07/2025/00269/FUL | Riverside Filling Station  Preston New Road Samlesbury  Preston  Lancashire  PR5 0UJ | Erection of a drive-thru restaurant (Use Class E/Sui Generis) with associated access, servicing, car parking, hard and soft landscaping, substation, engineering works and other associated works. |  |
| 07/2025/00273/ADV | Riverside Filling Station  Preston New Road Samlesbury  Preston  Lancashire  PR5 0UJ | Application for advertisement consent for the installation of proposed signage on the building and within the car park and access road consisting of roof letters x2; mounted arches x 2igital unit signs, text signs, height restirction signs' parking and directions signs (subject of application 07/2025/00269/FUL) |  |
| /2025/00274/ADV | Riverside Filling Station  Preston New Road Samlesbury  Preston  Lancashire  PR5 0UJ | Application for advertisement consent for the installation of 1 no. internally illuminated totem (Totem 1) |  |
| 7/2025/00275/ADV | Riverside Filling Station  Preston New Road Samlesbury  Preston  Lancashire  PR5 0UJ | Application for advertisement consent for the installation of 1 no. internally illuminated totem (Totem 2 |  |

Member’s Decisions.

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| --- | --- | --- | --- |
| 07/2025/00226/NMA | Oakdene  Preston New Road Mellor Brook Blackburn | Non material amendments to permission 07/2023/00652/HOH for two storey front extension with front dormers, single storey rear extension, side dormer extensions and following demolition of the existing detached, a new outbuilding. New gated driveway entrance. | Approval  7th April 2025 |
| 07/2025/00182/DIS | Atlantic Industries, Unit 6B,  Bannister Hall Works,  Bannister Hall Lane | Discharge of conditions 4 (BREEAM) and 5 (BREEAM) of planning permission 07/2023/00663/FUL | Conditions discharged  24th April 2025 |
| 07/2025/00253/TPO | Seed House Farm, Potters Lane, Samlesbury,  Preston | Removal of oak tree tag no. 136. Removal of sycamore tree tag no. 135 | Tree Works approved  24th April 2025 |
| 07/2025/00187/HOH | Higher Intack Farm, Intack Lane  Mellor Brook Blackburn | Single storey side extension following demolition of existing | Approval with Conditions  7th May 2025 |
| 07/2025/00214/HOH | Quennevais  Preston New Road Mellor Brook Blackburn | Single storey rear extension following demolition of existing conservatory | Approval with Conditions  8th May 2025 |

*ITEM 13 POLICIES*

The Reserves, Retention and Privacy policies where all agreed and signed

*ITEM 14 AGREE THE DATE OF THE NEXT MEETING.*

Thursday 24th July 2025 at 7.30p.m. at Samlesbury Memorial Hall.

Meeting closed at 9.12