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

*HELD ON THURSDAY 27TH MARCH 2025 AT SAMLESBURY MEMORIAL HALL*

*PRESENT*

Aimee Barton Parish Clerk, Graham Young Chairman   
Parish Councillors Sue Redmayne, Micheal Higginson, Glen Clayton, Ian Seed, Stephen Fawcett and George Whalley.

11 members of the public

*ITEM 1 APOLOGIES FOR ABSENCE*

Cllr Kath Wright (In hospital), Cllr Clare Lewis and Cllr Peter Mullineaux

*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 ACCEPTANCE OF THE MINUTES OF THE MEETING*

Thank you to all for coming to tonight’s meeting.

3.1 Minutes of the meeting held on Thursday 23rd January 2025 were accepted as a true record. Alterations made. Minutes need re-printing and signing.

*ITEM 4 MATTERS ARISING FROM THE MINUTES*

Chairman’s report

4.1 If the planning application for the new housing development off Branch Road is approved, LCC will allocate approximately £1.5 million from the developers' fund to open Myerscough Road onto Sir Fredrick Page Way. The proposed development includes two entrances: one at the mini roundabout as you approach Mellor Brook from the A59 and another halfway up Branch Road where the field gate is currently located.

4.2 Where are we up to with the streetlights, haven’t had the meeting yet. The drains outside the brewery are being looked at.

4.3 Have left a message with the enforcement officer regarding the garage on Branch Road.

4,4 There will hopefully be a Military van to lead people up to the trig point for the   
VE day celebrations.

4.5 Asked for the footpaths to be assessed at Mowcroft.

4.6 There have been reports of music from the car park late at night at Chaiiwala.

4.7 The lights don’t look quite as bright at Bukara, looks like they might have been angled slightly.

4.8 The cross base is older than 1800’s.

4.9 Regarding 7.4 from January’s meeting, what is the action being taken regarding the trees on Goosefoot Lane, the agricultural team are going to investigate this.

4.10 Have the remaining bits of car parts been removed from the bottom of Vicarage Lane? Haven’t noticed them in the past week or two.

4.11 Update on Central Lancs Plan, we have been very vigilant. It’s all down to the work that the PC and local residents have done.

*ITEM 5 L.C.C*

The bus stops on A677 are poorly placed with no footpaths to access some of them. We plan to move the one across from Samlesbury Hall, currently on grass, and add a pavement through to the link road. It's necessary to provide a safe crossing for pedestrians as it's dangerous. The Samlesbury lanes project has slowed down after a good start. Thanks to Councillor Fawcett for his efforts; more work is needed on Roach Road. We've been addressing potholes effectively but there are still some to report. Pothole issues should diminish soon. Collaboration with the Parish Council has been productive. Roach Road corner was expected to be completed by now; we are following up regularly. Considering a central reservation outside the hall might not be a priority, but we'll have the safety officer assess it.

Any updates on the playground?

*ITEM 6 S.R.N*

Hoping Jasmine was to attend tonight’s meeting and update the council on ‘devolution’ there was a meeting regarding the ‘devolution’ last night. However, this agenda item was removed for a private session excluding the public. What is the plan for devolution? Will borough councils retain their identity or be scrapped for a combined authority? A combined authority could save money and reduce costs for the public. If councils are kept, having one

*ITEM 7 MATTERS RAISED BY THE PUBLIC*

7.1 The development on Branch Road raises concerns about sustainability and its brownfield status. While we aim to protect our greenbelt, housing needs are pressing. There are amenities like a pub, community centre, school, and limited doctor’s hours at Mellor. A new playground was requested during a meeting held over five years ago.

The development could benefit from added amenities like extended doctor’s hours and a playground. Traffic concerns must be addressed by SRBC. Prospect Homes are the chosen developers, and road access is crucial for traffic management. Proper junctions and crossings are needed for resident safety.

We prefer collaboration with Prospect Homes rather than opposition, given the site's brownfield status and past outline planning approval. Blackburn Council owns the land, and SRBC are aware. We need to address the double-story houses overlooking bungalows. Engagement with Prospect Homes and BAE are necessary for a desirable outcome.

There are already 140 houses for sale within a three-mile radius, questioning the need for more. SRBC pushes for sites with 30% affordable housing. Meetings with other Parish Councils, Prospect Homes, and residents will be arranged. Residents are encouraged to email their thoughts to the Clerk before the meeting with Prospect Homes. Proposed building’s should maintain in the area's character.

7.2 A neighbouring resident on Bezza Lane has submitted an application for planning permission to construct an agricultural building, despite not being a farmer. A Resident has communicated with the planning officer and informed them that there are no current agricultural activities undertaken by the applicant at the property, indicating that a false statement was made in the initial application. Although the application was initially withdrawn, it was resubmitted shortly afterward with minor adjustments.

The local resident’s question the rationale for considering this application again and emphasize the importance of evaluating each submission independently. Would the Parish Council assist in this matter? It is important to note that this development does not fall under permitted development regulations.

The local resident has prepared several points of objection. Application 032 has been marked as withdrawn but remains visible on the SR portal. The Chairman has discussed this issue with both SRBC and the planning officer, and SRBC are awaiting further responses. Additionally, two shipping containers have been placed on the land, which lacks legitimate grounds for their retention.

We urge individuals to submit their objections promptly. While we requested the use of a shared email address for separate letters, it would be more effective to send individual emails. Adhering to the specified dates is crucial, although submissions after the deadline are still acceptable. It has been proposed and seconded that the PC should formally object. We recommend consulting ADAS for due diligence. If application 032 is still active, it requires objection, even though the portal indicates it has been withdrawn.

*ITEM 8 MATTERS RAISED BY THE COUNCIL*

8.1 Discussed the clerk's wage last year at the AGM; minimum wage has increased this year and should be an agenda item on this year's AGM agenda also.

8.2 It is imperative that we address the situation at Spring Lane. Our requests for a meeting are being overlooked. We should consider escalating this matter to the most senior manager. It is becoming increasingly critical, as it appears to be a potential health and safety concern.

8.3 The notice board is nearly complete, with a small planter to be added soon.

8.4 The landscaping at the brewery is scheduled to be completed by Monday. The previously communicated deadline was the end of March, which falls on Monday.

8.5 The lines on the traffic island on Sir Fredrick Page Way require repainting in the correct location.

8.6 The mile markers were painted last year. They need to be washed and sprayed with mould spray. Could those who worked on them last year please complete this task before the next meeting?

8.7 Midian developments on PNR — What is the name of the house? Did they apply for something at the back of the house, and was it approved? Once we have the house name, we can investigate further.

8.8 Regarding the unadopted road, we are currently unable to take any action. However, you may consider organizing a fundraiser for this purpose. The Chairman will handle this matter.

8.9 The trees at Mowcroft are currently undergoing assessment.

*ITEM 9 ACCOUNTS*

9.1 Expenditure

Expenditure

|  |  |  |  |
| --- | --- | --- | --- |
| 27.03.2025 | Cheque 704 | Newsletter | £72.00 |
| 27.03.2025 | Cheque 705 | Clerk February/March Wage | £400 |
| 27.03.2025 | Cheque 706 | Office (ink) | £29.99 |
| 27.03.2025 | DD | March website fee | £55.44 |
| 27.03.2025 | DD | April website fee | £55.44 |

Proposed and second.

9.1 To agree and sign off the bank statements, bank reconciliation and the cashflow.

*ITEMS 10 PLANNING APPLICATIONS*

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| --- | --- | --- | --- |
| 07/2025/00032/ADE | Land Adj To Bezza Lane  Samlesbury  Preston  Lancashire PR5 0UF | Application for prior approval for the erection of an agricultural building for use as store for agricultural machinery, sheep feed and equipment and for use as temporary accommodation and shelter for sheep and lambs | The clerk is requested to submit an objection letter based on the following points:   * The individual is not a farmer. * The property is located on greenbelt land. * There is a potential for the property to be converted into residential housing in the future. |
| 07/2025/00149/ADE | Land Adj To Bezza Lane  Bezza Lane Samlesbury  Preston  Lancashire  PR5 0UF | Erection of agricultural building for storage and temporary shelter. |  |

Member’s Decisions.

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| --- | --- | --- | --- |
| 07/2024/00849/HOH | Church View, Vicarage Lane, Samlesbury,  Preston | Erection of timber outbuilding for storage purposes | Approval with Conditions  13th January 2025 |
| 07/2024/00897/FUL | Ab Inbev UK Limited,  Cuerdale Lane, Samlesbury,  Preston | Proposed installation of 2 no. carbon dioxide storage tanks and associated works. | Approval with Conditions  15th January 2025 |
| 07/2024/00086/FUL | Heyes Farm, Whalley Road, Samlesbury, Preston | Demolish existing farmhouse and ancillary outbuildings and construct new dwellinghouse with associated works. | Refusal  27th January 2025 |
| 07/2024/00694/DIS | The Oaks,  Potters Lane, Samlesbury,  Preston | Discharge of Conditons No 4 (Tree Protection), 6 (Ground Levels Survey) and 13 (Construction Traffic Management) of planning permisison 07/2020/00549/FUL | Application Withdrawn  27th January 2025 |
| 07/2024/00749/DIS | The Oaks,  Potters Lane, Samlesbury,  Preston | Discharge of Condition 1 - time condition of Planning Permission Ref 07/2020/00549/FUL | Application Withdrawn  27th January 2025 |
| 07/2024/00863/FUL | 4 Fairview,  Roach Road, Samlesbury,  Preston | Formation of gated access onto Roach Road | Application Withdrawn  29th January 2025 |
| 07/2024/00908/HOH | 2 Fairview, Roach Road, Samlesbury, Preston | Erection of glass roofed Veranda | Approval with Conditions  5th February 2025 |

10.1 An email has been received by the Clerk regarding the proposed incoming planning application for the Land off Branch Road. Discussed in item 7.1.

10.2 An email has been received by the Clerk from a local resident for the above planning (07/2025/00032/ADE and 07/2025/00149/ADE).

10.3 The PC will legally contest the greenbelt issue. They cannot appeal to the Secretary of State until SRBC refuses it, although removal was recommended. A letter indicates it has now gone to the Secretary of State and can be found on the portal. The letter can be emailed to the clerk. If planning for four houses is approved, might it lead to more houses? An inspector has already visited the site.

*ITEM 11 CENTRAL LOCAL PLAN CONSULTATION*

A local resident has sent an email to the chairman, who has since spoken to CPRE regarding the matter. CGV and Logik are still active. However, CPRE maintains the opinion that since it is not included in the Local Plan, it may not proceed. The new Central Local Plan could potentially influence the situation. SRBC are requesting a meeting with the PC concerning CGV. Will the PC respond to the survey?

What is the timeline for CGV? The final planning decision is expected by 2025, and it could become active within the next few months.

*ITEM 12 CUERDALE CROSS*

It must remain in Cuerdale Parish.

*ITEM 13 POLICIES*

The Reserves, Retention and Privacy policies to agree at the next meeting, arrive for 7pm to complete these.

*ITEM 14 CGV REPORT*

No Report to give at this meeting.

*ITEM 15 AGREE THE DATE OF THE NEXT MEETING.*

Thursday 22nd May 2025 starting at 7.30pm at Samlesbury Memorial Hall. This meeting will be the Annual Parish Meeting, the Parish Council AGM and the Parish Council meeting.

Meeting closed at 9.09pm