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

*HELD ON THURSDAY 25TH SEPTEMBER 2025 AT SAMLESBURY MEMORIAL HALL*

*PRESENT*

Aimee Barton Parish Clerk, Graham Young Chairman   
Parish Councillors George Whalley, Clare Lewis, Suzanne Durham, Glen Clayton, Ian Seed, Stephen Fawcett, Michael Higginson.

7 Members of the public.

Welcome to all for attending tonight’s meeting.

*ITEM 1 APOLOGIES FOR ABSENCE*

Cllr Sue Redmayne and Cllr Peter Mullineaux.

Is it possible for Cllr Jasmine Gleaves to attend any of the meetings? Unfortunately, Jasmine attends a training session on a Thursday night and therefore cannot attend the PC meetings. Haven’t heard anything from Cllr Fred Cottom. He was keen to be involved with the PC.

*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*

3.1 Minutes of the meeting held on Thursday 24th July 2025 were accepted as a true record.

*ITEM 4 MATTERS ARISING FROM THE MINUTES*

4.1 Chairman’s report

Congratulations to Suzanne and a big warm welcome from the PC.

This month is another sad month but is also a time to look forward.

The sad point is that we have to say goodbye to our clerk Aimee Barton. Aimee Has been at the helm for over five years and has been a steadying hand throughout the Covid years, a massive thank you on behalf of the Council and I am sure you will bring the same level of expertise to her next adventure.

The happy part for me this meeting is to welcome Suzanne Durham to the PC. Suzanne was successful in the election that was held in August. Suzanne has a background that will make her a very valued member of the council.

In matters arising during this interim between meetings.

The saga of the wall surrounding United Utilities along the Nabs Head end of Spring Lane. The council believed that a ‘preservation’ order was in place regarding the wall, after months of searching through LCC archives no recollection could be found in the notes regarding the wall, so we had to concede and agree that the wall would be removed and a fence erected with a hedge, planted to cover it up.

Roll on Tuesday 23rd September and a length of wall collapsed into the roadway, this has brought the wall and its safety to the top of the agenda. The road (Spring Lane) will from Friday 26th September have traffic management installed with a plan for work by Costain to commence on Monday 29th September to reinstate the wall to its former glory.

The application for houses on Branch Road has again been a busy one over the last few weeks, the thought of the application going live last Thursday brought it into focus. The application wasn’t put forward and as we believe now, will be brought forward during October, once the questions that South Ribble have asked, have been answered.

The chemical dump on Branch Road is situated on the proposed development site. According to records, no waste has been dumped there since the 1980s. The Parish Council (PC) is willing to request that Story Homes install a pisor metre on the site for a period of nine months. The planning application decision is scheduled for 16th October. This monitoring could potentially delay the progression of the application by up to nine months. If, after three months, the metre does not detect any hazardous chemicals, it will be removed. Previous investigations found no harmful substances on Lower Hall Farmland. The PC has pledged to support the process as much as possible. While there is a Cadent gas pipe running through the site, it is not considered a significant issue as it can be bridged. It was notable that Lancashire County Council highways submitted comments on the application at such an early stage, as this is uncommon. The PC intends to share the results from the metre with local residents. The area has been designated as brown belt land since the 1980s. Additionally, the PC has prepared a letter, available on the planning portal, which aligns with planning legislation.

Applications are being submitted to remove trees in three different parts of the village due to safety concerns. However, all native species will be retained.

*ITEM 5 L.C.C*

No Representatives.

*ITEM 6 S.R.N*

No formal report was presented; however, should anyone have queries, please forward them to Peter Mullineaux via email. The Oakdene site has now received planning consent, which permits a slightly larger footprint than initially proposed. Cadent is no longer supplying gas to the property. There have also been reports of subsidence affecting neighbouring buildings. Regarding the property situated at the lower end of Park Lane, there is currently no information available, but further investigation will be undertaken.

*ITEM 7 MATTERS RAISED BY THE PUBLIC*

7.1 Have the PC addressed all queries related to the Branch Road development? Residents are encouraged to review the letter prepared by the PC, which is available for on the planning portal, and then return with any additional questions they may have.

7.2 Regarding Bezza Lane, the situation arose due to an initial failure to complete the task correctly. However, after the local resident provided further details and pursued the matter, South Ribble Borough Council (SRBC) responded by requesting legal costs. The resident is now approaching the Parish Council for assistance, specifically seeking a proxy. He requires council support to draft and send a letter. It is proposed that Kate be asked to send a letter submitting a Freedom of Information request. Once this step has been completed, the matter should be brought back to the Parish Council for further assistance. It should be noted that the decision made by SRBC cannot be reversed.

7.3 How we doing with checking the speed limits on PNR? The PC are now just waiting for a date.

7.4 The bungalows situated opposite Mezzo have been cutting down healthy trees, prompting a visit from the enforcement officer to assess the situation. Following the inspection, they are now expected to identify and mark the trees affected by ash dieback. For trees along the roadside, ownership depends on their location: those on the development’s perimeter are the responsibility of the building developer, while those on the roadside are managed by the council.

7.5 LCC are currently working their way around the streetlights.

7.6 Regarding the proposed Logik Site, CGV and the Chorley site, has anyone heard anything? Apparently Terly Homes have put in a document for the proposed CGV site like Story Homes did. The land isn’t in the Central Lancs Plan. All the surveys carried out on the proposed location site are now out of date now.

7.7 What about Lower Hall Farm? They have got a new agent working on behalf of them. The PC will see a renewed effort. They will have to start from scratch. The PC will have to be ready for it when it comes.

*ITEM 8 MATTERS RAISED BY THE COUNCIL*

8.1 How are we with getting a new clerk? Next couple of meetings their will be a temp clerk costing around £25 per hr. The PC need a meeting between themselves regarding what they want from a clerk and what they are willing to pay.

8.2 Regarding Remembrance Sunday, for last 25yrs George has represented the PC at the Parish Church but unfortunately is unable to attend the Parish Church this time.

8.3 During the last Parish Council meeting, concerns were raised regarding the time taken to appoint a successor for the late Councillor Kath Wright. Feedback from residents suggests a preference for holding a formal election—despite the associated cost of over £4,000—rather than the Parish Council directly co-opting new members. It was also noted that the current councillors now represent every part of the Parish, and it is important to emphasise that candidates should not be disadvantaged based on the area of the Parish in which they reside.

8.4 Thank you for the bench that is now situated in Nabs Head village.

8.5 It is important that we make sure that we are legal with the realise of the minutes. Been in touch with Debbie from LALC the minutes should be realised no later than one month after the meeting.

8.6 The traffic lights are still not sorted. They have been working there this week.

8.7 There is still rubbish in front of the electric substation. Chairman to chase up.

8.8 Regarding the new gate posts that have been erected at Lower Huntley Wood, there is nothing there for an access point. Can’t recall seeing an application for this, will clarify this with the enforcement officer.

8.9 Are the brewery still wriggling out of meetings? Can we chase this up? What’s the lighting like? Can this be dealt with please.

8.10 Whenever congestion occurs on the M6 and M65, traffic is diverted through Quaker Brook Lane and Samlesbury Bottoms. Residents have already received a letter outlining potential measures to address this problem, and Hoghton Parish Council will formally respond to South Ribble Borough Council (SRBC) once feedback from residents has been gathered. Currently, the national speed limit applies along Quaker Brook Lane; the Council could consider implementing a reduced speed limit in this area. It may also be worthwhile to consult Michael Kitching regarding possible solutions. There has been discussion about restricting access to residents only, although this may prove time-consuming and potentially unproductive. It is recommended to liaise with Michael on this issue.

8.11 The state of the notice board at Roach Bridge is a disgrace. Happy to resite the notice board, but not sure as to where yet. The PC would be happy to pay the £900 to install a new notice board and to take the odd one away.

8.12 The access out of Potter Lane is dangerous. The bus shelter is obscuring the view. It is positioned on the wrong side of the road. Have asked LCC to move it back to where it was. It’s in the motion. Chairman is on with it.

8.13 Have the PC had any correspondence with the new MP? She travels back on a Thursday night from Westminster and struggles to get here on a Thursday.

* 1. Have had no correspondence from the police.

8.15 Requested on the app ‘lovecleanstreets’ for the blocked drains at Nabs Head to be cleaned. No action has been taken. Need a direct contact for this to be sorted.

8.16 Report from the BAE meeting - nothing really to report. BAE are taking on 119 graduates. There are 12,500 jobs. Yes, the Cyber Centre is coming, but not all of it is there yet. It’s a modular construction. Like what they already have here. It is a thriving business.

*ITEM 9 ACCOUNTS*

9.1 Expenditure

Expenditure

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| --- | --- | --- | --- |
| 25/09/2025 | Cheque 718 | PKF Littlejohn | £252.00 |
| 25/09/2025 | Cheque 719 | Clerk August/September Wage | £346.60 |
| 25/09/2025 | Cheque 720 | HMRC | £53.40 |
| 25/09/2025 | Cheque 721 | Office (stamps) | £13.60 |
| 25/09/2025 | Cheque 722 | June’s Newsletter | £74.00 |
| 25/09/2025 | Cheque 723 | August’s Newsletter | £74.00 |
| 25/09/2025 | Cheque 724 | Clerk leaving present | £23.95 |

Proposed and second.

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

*ITEMS 10 PLANNING APPLICATIONS*

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| --- | --- | --- | --- |
| 07/2025/00528/FUL | Park Farm  Park Lane  Mellor Brook Blackburn Lancashire  BB2 7PY | Erection of concrete slurry tower |  |
| 07/2025/00556/DIS | Land At Preston New Road  Preston New Road Samlesbury Lancashire | Discharge of condition 16 Pursuant to permission 07/2023/00969/FUL -Technical Details Consent for the erection of 6no. detached bungalows following Planning Permission in Principle 07/2022/00731/PIP | Conditions not discharged  15th August 2025  Conditions not discharged  4th September 2025 |
| 07/2025/00547/VAR | Oak Dene  Whalley Road Samlesbury  Preston  Lancashire  PR5 0UN | Removal of conditions 17 and 18 relating to permission 07/2023/0090/FUL to allow retention of existing access off A59 and extending drop kerb |  |
| 07/2025/00567/HOH | 103 Branch Road Mellor Brook Blackburn Lancashire  BB2 7NY | Single storey extension to front to incorporate new entranceway and double garage, together with external alterations |  |
| 07/2025/00657/NEI | BAE Samlesbury Aerodrome,  Whalley Road,  Samlesbury,  Blackburn. | Proposed extension to manufacturing facility with associated HV Substation, external plant compound and new/displaced car park. |  |
| 07/2025/00699/DIS | The Chase  Roach Road  Samlesbury  PR5 0RB | Discharge of condition 4 (animal waste) of planning permission 07/2022/00835/FUL |  |

Member’s Decisions.

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| --- | --- | --- | --- |
| 07/2025/00409/DIS | The Hollins,  Roach Road, Samlesbury,  Preston | Discharge of conditions 2 (materials), 3 (levels), 5 (construction method statement), 7 (surface water drainage), 8 (drainage), 10 (access), 15 (bird nesting), 17 (protected species) and 20 (self-build) of planning permission 07/2024/00076/FUL | Part Discharged  16th July 2025 |
| 07/2025/00556/DIS | Land At Preston New Road,  Preston New Road, Samlesbury, Lancashire | Discharge of condition 16 Pursuant to permission 07/2023/00969/FUL -Technical Details Consent for the erection of 6no. detached bungalows following Planning Permission in Principle 07/2022/00731/PIP | Conditions not discharged  15th August 2025 |
| 07/2025/00556/DIS | Land At Preston New Road,  Preston New Road, Samlesbury, Lancashire | Discharge of condition 16 Pursuant to permission 07/2023/00969/FUL -Technical Details Consent for the erection of 6no. detached bungalows following Planning Permission in Principle 07/2022/00731/PIP | Conditions not discharged  4th September 2025 |
| 07/2025/00657/NEI | BAE Samlesbury Aerodrome,  Whalley Road,  Samlesbury,  Blackburn. | Proposed extension to manufacturing facility with associated HV Substation, external plant compound and new/displaced car park. | No Further Details  22nd August 2025 |
| 07/2025/00381/FUL | Oakdene,  Preston New Road,  Mellor Brook,  Blackburn. | Application for erection of replacement self-build/custom build dwellinghouse, outbuilding, changes to driveway access and associated works (part retrospective with original dwellinghouse demolished). | Approval with Conditions  12th September 2025 |

*ITEM 11 BRANCH ROAD DEVELOPMENT*

Covered earlier on.

*ITEM 12 CGV REPORT*

No Report to give.

*ITEM 13 POLICIES*

These should be done annually, not every 6 months. Agreed for these to be reviewed every 12 months.

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

Thursday 27th November 2025 starting at 7.30pm at Samlesbury War Memorial Hall.

Cllr Clare Lewis will be missing that meeting.

Everyone is invited to the Church for the Remembrance Service and at the Memorial Hall and the Cross.

Thank you to the Clerk.

Meeting closed at 20.39.