

**Barton Parish Council Meeting**  
**Minutes of the meeting held on Wednesday 25 January 2023**  
**Barton Village Hall, 7.30pm**

**In attendance**

Cllr Hacking (Chair), Cllr Parker ( Vice Chair), Cllr Tomlinson, Cllr Sharples, Cllr L Smith, Cllr Lees  
Melissa Thorpe (Clerk)

Parishioners (2) as per attendance book

**1. Apologies for absence**

Cllr Sue Whittam, Cllr S Thompson

**2. Approval of the minutes from the previous meeting**

Approved subject to a correction to Tim Heaps name which was incorrectly recorded as Tim Peake



**3. Declaration of Personal and Prejudicial Interests** - Members are reminded of their responsibility to declare any personal / prejudicial or disclosable pecuniary interest in respect of matters contained in this agenda. If the personal interest is a prejudicial interest or there is a disclosable pecuniary interest, then the individual member should not participate in a discussion or vote on the matter.

None

**4. Financial Report & Accounts for payment**

The balance of the Barton Parish Council's current account as @ 3 January 2023 was **£35308.80**. This includes CIL funding.

Cllr Parker requested information on the timescales for spending the CIL funding. The clerk confirmed that the Parish Council was well within the time limits for spending the CIL in the required timescales.

The balance of the Barton Parish Council NS & I savings account as @ 1 January 2023 was **£7869.35**

A summary of payments made since the last meeting was shared and is included below for information:

28/11/2022	Parish Lengthsman	520
01/12/2022	Easywebsites	33.6
14/12/2022	Cheque	166.68
15/12/2022	Cheque	161.64
16/11/2022	Clerks Salary	312.5
23/12/2022	Cheque	121.5
24/12/2022	Parish Lengthsman	520

03/01/2023	Easywebsites	33.6
03/01/2023	Cheque	452.8

A summary of the Parish Councils transactions is also provided on the Parish Council website.

## 5. Planning Applications & general planning issues

- **Cardwell Farm Phase 1 & 2**

Cllr Hacking and Cllr Parker have now met several times with Wainhomes and Emery Planning to provide feedback on the layout of the proposed phase 1 of the Cardwell Farm development. The Phase 1 reserved matters application was considered at Preston City Council's planning committee in early January. Cllr Hacking attended the planning committee where the phase one reserved matters application in respect of the layout and design of the 47 houses was approved.

The application reflected many of the changes requested by the Parish Council and discussed by Cllr Parker and Cllr Hacking with Emery planning and Wainhomes prior to the application being submitted.

Cllr Hacking requested further information from Wainhomes immediately following the meeting in respect of the Phase 2 application which still currently contains outline drawings for a community centre. The Parish Council has in the past raised concerns over the proposals for another community centre in the village which it is felt is not necessary as the existing village hall provides these facilities for the community.

Cllr Hacking and Cllr Parker have subsequently met with Wainhomes to discuss further the options for a 3G/5G sports pitch or MUGA at the site in place of the community centre. It was felt that the provision of 3G/5G pitches at the housing site might cause issues for residents in terms of noise, lighting and car parking requirements so required further consideration.

Other options for the delivering of sports pitches were discussed and suggested by Wainhomes including the potential for land to the rear of the village hall to be utilised or Station Lane Playing Fields. It was felt that Station Lane wasn't a suitable location due to the lack of parking available. It was therefore agreed that Wainhomes will approach the owners of the land to the rear of the village hall to look further into options for the potential delivery of a sports pitch in this location. Further updates will be provided on this in due course. The Parish Council will also be keeping Sandhams Cheese informed as they own the car park to the front of the land to the rear of the Village Hall.

Other issues were also brought up and discussed with Wainhomes regarding Cardwell Farm phase 1 & 2 including drainage issues and the potential for a roundabout at the entrance to phase 1. A detailed plan of phase 2 and its impact on properties along the A6 has been requested off the developer and will be shared once received.

Cllr Hacking has approached Robert Major at PCC to seek reassurance that the community building could be changed to another use on site if required. Robert Major provided some reassurance that this shouldn't be an issue. This might require a new outline plan to be submitted by Wainhomes to PCC. Legally this will now be checked with PCC.

Cllr Hacking and Cllr Parker will continue talks with Wainhomes to progress the best possible options for the delivery of additional community facilities either off site, with a contribution from the developer, or onsite provision at Cardwell Farm.

Cllr Hacking asked for Cllr and parishioners ( present) view's on how an offsite or onsite provision might look and what might be best suited to the community.

The following was discussed:

- The consideration of whether Barton Parish Council would be in a position to run a 'hireable' sports pitch which may require us to look to employ a management company to run any future provision. This could generate a small income or may break even. We could seek further advice on this to fully understand the issues related to this.
- A MUGA (Multi use games area ) would be a potential option for the village and could be achieved at Cardwell Farm and would be open to all at all times and only to all members of the community with no hire fee. It would not be lit to limit its use to daylight hours to help reduce noise and light pollution. If we are able to gather information on the likely income from a sports pitch this would help to inform discussions.
- A MUGA would likely need to be managed by PCC or BPC to ensure its long term maintenance and viability. BPC will discuss options with PCC. A MUGA would provide an all year round sports facility for all ages and the whole community.
- A sports pitch could be achieved behind the village hall if an agreement could be reached with the current owner and wainhomes. This would then require funding to put it in place. BPC would work with Wainhomes to look at options around this.
- Wainhomes have indicated that if they were to invest in land behind the village hall they may need to take back the land at Cardwell Farm currently earmarked for a community centre. Cllr Parker suggested that we would like to see a MUGA achieved at Cardwell Farm that could also enable Wainhomes to maximise the land remaining once the MUGA is built.
- It was suggested that BPC would approach Bilsborrow and Catterall parish councils to seek information on the MUGAS that they currently being run in these parishes or are proposed to be installed.
- It would be the preference of BPC that PCC managed the MUGA but long term there are issues to resolve over long term liability of the maintenance of this and PCC's willingness to take this on.
- Sandhams have been approached (owners of the village hall car park) out of courtesy to let them know that Wainhomes do intend to approach the landowner of the land behind the village hall.
- **Land adjacent to the Kopper Kettle**

Currently the proposal is for 6 bungalows with parking to the side of the Kopper kettle. The Kopper Kettle would then utilise an area to the rear for parking.

No objections were raised and Barton Parish Cllrs were pleased to see bungalows proposed in this location.

- **Land South of Station Road**

Parishioners have (via social media) been raising many issues over the current operations of the developer at this site. These include traffic light issues ( only when left up with no activity ) , mud on the road and lack of signage indicating the hidden entrance and mud on the road.

The issues are being reported through the LCC 'Report It app' and parishioners are also encouraged to contact cllrs where required. The best course of action remains for everyone to continue to report the issues officially through the report it app or to call 0300 123 6780 to be put through to an automated reporting system.

- **Land opposite South planks**

Some works have commenced in this location but the Parish Council are not aware of any planning applications in relation to this. It was ascertained that it falls within Wyre Borough (just) so the clerk would look for the application on Wyre's website.

- **Station Lane flooding and road closure**

This is not a planning issue but we have sought an update from Cllr Whittam and this is in the hands of LCC to resolve with the adjacent landowner. LCC are in talks about the issues and what can be done to resolve it legally. LCC have cleared their drains and so legally feel they have done everything that they can so discussions on next steps need to take place to solve the issue long term.

## **6. Neighbourhood Plan update**

The plan has now been submitted to PCC & Wyre for regulation 16 consultation which will last 8 weeks. Comments can be submitted online and the consultation link is available on the parish council website, PCC website and Wyre's website.

Paper copies will be dropped at the following locations:

- Barton Chinese
- Both primary schools
- Both churches
- Barton Manor Hotel ( if they are able to accommodate)
- Barton Village Hall

## **7. Village Projects Update**

- ***Barton Village Hall Solar Panel Application***

An application for funding was received following the last meeting for a grant from BPC towards the cost of the installation of solar panels at Barton Village Hall. This was an urgent request submitted between meetings due to funding deadlines. Parish Cllrs voted (by email) to support a potential contribution ( if the application is successful to the Lancashire Environmental fund) for **£4029.33** towards the third party contribution for this application. This third party contribution cannot be met

through the funding being applied for or by any organisation benefiting from the works (village hall, bowling club etc)

The application has now been submitted and a decision is expected by March 2023.

- ***Barton St Lawrence Church Bell***

The parish council has offered 50% towards this project and a crowdfunding page is being set up and letters of support sought.

Tim Heap confirmed that the quote received for the works is time limited but the company who have provided the quote has agreed to hold the price until at least 23 April.

An article seeking fundraising was also included in the church newsletter.

- ***Boars Head footpath & Interpretation Board***

A letter has been received informing us of the extension of the footpath closure until January 2024.

Cllr Hacking will catch up with Conlon homes in due course.

- ***Telephone Mast at Barton Village Hall***

The village hall trustees had received an early start notice for the installation of the mast. The trustees met with the surveyor and they hope to have the mast installed within 10 days from starting works but this may be subject to change once the groundworks begin.

The financial contribution from EE will come direct to the Parish Council in respect of the right to install the mast. The final figure is still in negotiation but the money will need to go back to the village hall trustee account.

- ***Upcoming events***

Saturday 6<sup>th</sup> May is the planned date for the Kings coronation with communities encouraged to host lunches and picnics. The parish council will consider resources available and options for any events to be held.

## **8. Public participation**

A request was made by Parish Councillors for the clerk to exert some pressure on HML as the management company to maintain the Forest Grove Park. MT to also send an email to PCC to see what the thoughts are on PCC being able to take on the management of the playground in the future.

Cllr Hacking will also approach PCC about the potential tree planting on Station Lane playing fields.

A parishioner present highlighted the issue of the barrier at Barton Manor causing some delays to traffic entering the hotel car park which could in turn cause some traffic to back up onto the A6. This is an issue that the hotel will need to monitor.

Issues continue for parishioners in terms of the level and type of traffic entering and leaving Hilltop Farm. There also continues to be concerns expressed around the type of business activity at Hilltop Farm. The clerk has already approached Cllr Thompson about the issue and it has also been raised with PCC on several occasions. PCC have visited the site several times so we will seek a further update/reassurance form them.

**9. Any other business**

The original title deeds for the land at the village hall have been recovered from the bank safe. Once they have been used for the purpose in which they have been removed then the Parish Council will need to decide where the deeds will be kept in the future and a note of this location made.

**10. Date of next meeting – Wednesday 15 March 2023 @ 7.30pm**

DRAFT