

Blackrod Town Council

Minutes of a Meeting of Blackrod Town Council held on Monday 7th March 2022

Councillor. Mr Nick Bell (**Chairman**)

Councillors

Mr G Farrington

Mr J Price

Mrs S Gaskell

Mrs S Baines

Mr M Hollick

Ms N Birley

Mr A Bury

Also Present: Mrs S Lowis (**Town Clerk**) Ward Councillors David Grant and Peter Wright and 4 members of the public

175. **Apologies for Absence**

Apologies were received from Cllr Mrs Seddon.

176. **Declarations of interest**

There were no declarations of interest in items on the Agenda

177. Planning Applications.

13001/22

Makinson Vale

Councillors considered the proposal and voted to object to the planning application. Concerns raised included the distances recorded on the outline plans between properties, particularly towards the bungalows along Lymbridge Drive and the height of the proposed development against property levels at the rear. It was also noted that the land where the application is being proposed has higher ground levels than that of the bungalows behind the property and there has already been evidence of flooding on to the properties at the rear. Additionally, there is a drain within the area of the existing properties and the direction of water travel should be checked for where any property development is being proposed, in particular the comments made by United Utilities should be checked out further including the comments on sewerage .

13101/22

70 church street

Councillors voted unanimously to object to the application. Members noted that Bolton Planning had provided advice to the applicant previously, which still appeared to be ignored. Papers submitted for the application were in fact obsolete and referred to a previous application. The application did not include a design and access statement for the proposals. There would be no facility for parking places to be created as the land to the side and rear is not in the ownership of the applicant and is held in Trust, where no parking permissions would be granted. The locality of this property would also create additional issues for neighbouring properties in regard top parking for any number of vehicles. The application has no fire risk statement made in relation to escape routes from the development and it is believed that no account has been taken for any sewerage issues which may occur, which has previously occurred in the immediate vicinity when an earlier building project was undertaken. Additionally, the application is not in keeping with aspects of the neighbourhood Plan under various policies. There is also no storage space where several waste bins could be stored as there is no pare land around the property which belongs to the application address. Clearly the front of the building would not be suitable as it is on a main pavement alongside a busy road. It is essential that planning committee undertake a site visit to note aspects which have been brought to their attention.

13107/22

19, Highfield

Councillors raised no objections to the planning application

13050/22

Maelgwyn, Manchester Road

Councillors considered the application and were in mind to object to the proposed outline applications for a number of reasons. Under planning policy where an allowance is to be made for windfall sites as part of supply, resistance should be made where there would be inappropriate development in residential gardens. The planning application is to be situated within an existing formal garden. The entrance and exit to the property is via an extremely narrow lane and other properties within the vicinity would be adversely affected by the movement and blockage by vehicles entering the area. The application would also involve removing existing garden or lane hedging/ fencing for access.

178. Planning Decisions

Resolved.

- 1. That the list of planning decisions received from Bolton Council be received and noted.**

179. Minutes of the meeting of the Town Council held on Monday 7th February 2022

It was moved by Councillor Price and seconded by Councillor Hollick and voted in favour and

Resolved

- 1. That the minutes of the meeting of the Town Council held on 7th february 2022 be received and signed as a true record with the following abbreviated amendment.**

Minute number 154 under planning Number 12786/21 makes reference to various points on a planning application 'fitting in' with the Blackrod Neighbourhood Plan. This is incorrect information being given by the applicant and his sources. These include:-

- Paragraph 4.5 the purported Table H2.1 does NOT exist
- It is not suggested in the Neighbourhood Plan that 20% of housing provision should be 3 bedroomed properties, the priority housing needs in Blackrod are for larger 4 bedroomed homes and suitable dwellings for the older population.
- Paragraph 4.7 on the design and access statement is also a totally misleading
- Statement in relation to the size of properties.NO where in the neighbourhood Plan and its policies does it state that it supports the development of new 3 bedroomed properties.

180 Planning Correspondence/ Items on planning matters.

Planning enforcement

Blackhorse Street

The Town Clerk provided members with an update she had received from Cllr Grant in relation to a recent planning complaint which had been taken forward to Bolton Council when it was raised following an update given at the meeting of the Town Council in February in regard to advertisement consent on an illuminated sign.

Resolved.

- 1. Members received and noted the update in regard to the enforcement request.**

Planning Dept

Items relating to Scot Lane Indl Estate

The Town Clerk provided members with an update and planning description which had been received from Cllr Grant in relation to various ongoing concerns relating to Scot Lane Industrial Estate, which had been raised following a meeting of the Town Council at the February meeting. Some of the queries raised by members had been addressed with a number still to be investigated. Councillor Hollick requested that a list of Use Class Changes should be sought from Bolton planning, which would help identify any future changes of use.

Resolved.

- 1. That the current information be received and noted.**
- 2. That the Town Clerk seek a classification update from Bolton Council**

(Following the meeting a list of changes of use was obtained from Bolton Council and circulated to members by the Town Clerk)

181. Correspondence

Donation Request

Blackrod Community Venture

The Clerk informed members that there had been a donation request received from a project group within Blackrod, which had been discussed with members a few months ago, that would enable further works to take place on the emergence of a community

venture. Following some discussion and update It was proposed by Councillor Hollick and seconded by Councillor Mrs Gaskell and voted in favour by all and

Resolved.

- 1. That the request be received and noted**
- 2. That a donation amount of £150.00 be set aside for the project use as required.**

Donation Request

Hilltops Sports & Social Club

The Town Clerk advised members on a request for a donation that had been made, for a community defibrillator which would be stored outside the Hilltops Social Club. Councillors considered the request and it was proposed by Councillor Price and seconded by Councillor Mrs Baines and voted in favour and

Resolved.

- 1. That the request and attached information be received and noted**
- 2. That a donation amount of £250.00 be forwarded to the Hilltops Social Club fund raising for the defibrillator which would be available for the community of Blackrod.**
- 3. That the Town Clerk liaise with those responsible to move the action forward.**

182 Public Participation

There were no items raised through the public participation section of the meeting.

183. Blackrod Neighbourhood Plan (Update)

Councillor Bury provided members with an update on the Neighbourhood in relation to work surrounding the emergence of a community orchard on a designated site at the end of Greenbarn way. The planting of 235 fruit trees had taken place on 1st March by over 50 volunteers from within the community. Local schools had also been invited and Blackrod Primary School sent children from their eco council group to share in the rewarding experience. The work of the community was supported by a team from the City Of Trees who were funded by Bolton Council.

Resolved

- 1. For the information to be received and noted**
- 2. That members eagerly await news from any future projects that get resolved in the community, with congratulations to the team for the success in the tree planting.**

184 Horwich & Blackrod Town Centre Steering Group

Cllr Bury provided members with a verbal updated report based on the meeting which had taken place in relation to a list of projects which the Town Council had forwarded to the Steering Group and Bolton Council but which has been initially dismissed from discussions at Bolton Council and Steering Group level due to inaccuracies and misunderstandings in their portrayal. The Town Clerk had sent apologies for the meeting but Cllr Bury had been able to show officers from Bolton Council what the actual project ideas consisted of and this had resulted in some significant progress being made and a number of feasibility studies to be carried out by the Bolton Officers (*A full report was made available to members at the meeting*)

185. Memorial Stone in Cemetery

The Town Clerk provided members with a request from a group of people in the village for permission to be granted for a memorial stone to be placed in a location within the Blackrod Cemetery relating to Blackrod's Long standing British Legion Bearer who had sadly passed away at the end of last year. Councillors agreed that a memorial tribute would be fitting and having discussed the matter fully it was proposed that there be liaison between the group's spokesperson, Bolton Council Cemetery Division and the Town Council in regard to moving the project on

Resolved

- 1. That the request be received and noted**
- 2. That the author of the request be contacted with details for Bolton Cemetery Division**
- 3. That Cllr Price liaise ongoingly on the matter.**

186 Boardman Street Parking

Councillor Hollick brought up the issue of parking in the area of the flats at Boardman Street and land ownership. Following a discussion it was proposed by Councillor Hollick and seconded by Councillor Ms Birley and voted in favour by all and

Resolved

- 1. That the issue be heard and noted**
- 2. That the Town Clerk liaise with various outlets to determine who has ownership of the land in the area and parking bays.**

187. Planning proposal Group

Councillor Price proposed that a number of interested members could look to facilitate future planning applications – in order to bring any additional information back to full council meetings – in order to speed along discussions and ensure that those in the community affected by planning proposals could be heard. It was proposed that the additional way of working could be trialled for the next 3 months (April – June) to see if it added value to any council meetings. Volunteering members would liaise amongst themselves and meet where possible to look at new applications as they came in for consultation. Interested parties included

Councillor Price

Councillor Bell

Councillor Hollick

Councillor Farrington

Councillor Ms Birley

It was also understood that this new additional information gathering would not replace discussion on planning applications at normal council meetings but be considered as an aide memoire to all applications. The Town Clerk requested that any additional findings be given to her in writing at the start of any meeting so that other members would benefit from the additional findings. It was therefore proposed by Cllr Price and seconded by Councillor Bury and voted in favour and

Resolved

- 1. That the information be received and noted**
- 2. That members would liaise with each other on findings and visits on future planning applications and that one members would feed back to the Town Clerk and additional members at council meetings.**

188. Scot Lane Junction

Councillor Farrington raised the issue of the junction at Scot Lane with Manchester Road and the issue of large goods vehicles having no turning space and causing hold ups at the junction. Councillor Farrington suggested that the traffic light system be looked at as well as a marked yellow boxed area be in situ to avoid cars blocking turn around spaces. It was proposed by Councillor Farrington and seconded by Councillor Mrs Gaskell and voted in favour by all and

Resolved

- 1. That the issue be received and noted**
- 2. That the assistance of Ward Councillors be sought to aim for some resolution to the problem and that the Town Clerk write to ward members for their support.**

189. Service & Relationship with Bolton Council

Councillor Price asked members to consider the working relationship between the Town and Borough Council, in regard to various matters that it was felt were never addressed properly. Several matters were discussed and it was then proposed by Councillor Price and seconded by Councillor Farrington and voted in favour and

Resolved

- 1. That a letter be written to several members of the Bolton Borough Team including Bolton Councillors to invite them to an organised meeting with members of the Town Council to discuss ways of moving forward.**

190 Hill lane Development

Following an earlier query, The Town Clerk provided members with a copy of the public art proposals, which had formed part of the application and development outcome for the estate at Hill Lane. Councillors discussed the proposals that had been initially outlines and it was proposed by Councillor Bury and seconded by Councillor Price and voted in favour and

Resolved.

- 1. That the information be received and noted**
- 2. That the Town Clerk write to the developers to query the completion of planning proposals detailed in 2016.**

It was also reported by Ward Councillor Grant that he has asked for an update on the sculpture that was proposed for the development from Bolton Council.

191. Roads and Footpaths & Maintenance Issues

Councillors were advised that they can continue to make their own arrangements to advise Bolton Council of repairs required for roads in addition to those reported through the office of the Town Clerk.

192. Finance

It was moved by Councillor Hollick and seconded by Councillor Price and voted in favour by all and

Resolved

- 1. That the Chairman, Clerk and two members sign an authorisation amounting to £3950.04 (three thousand nine hundred and fifty pounds & 04p only) dated 7th March 2022**
- 2. That the Council authorise the payment of cheques as listed**

193. Site Visits

None applicable for the meeting

194. Other Matters/ Future Agenda Items for consideration

Other Matters

The Town Clerk provided members with an update on the road signage for Vicarage Road

Agenda Item given at the meeting.

No agenda items were given at the meeting,.

195. Ward Councillor Updates.

Councillor David Grant reported

That he had picked up on matters that had arisen at the Town Council meetings and had updated the Town Clerk on several items including

Business Rates

Road signage

Illuminated sign

Councillor Mrs Baines

Reported that she had fed back to the Town Clerk/ members on several items and would forward on to members any other items as they appear.

The next meeting of the Town Council was confirmed as being held on 4th April 2022 at 7pm.

Signed.....Chairman