

MINUTES OF GISBURN PARISH COUNCIL MEETING
HELD ON THURSDAY 21 JUNE 2012
AT 7.30 PM

Present: John Falshaw (Chair), Colin Corlett, Mary Kirby, Peter Ryde,
Clerk and 14 members of the public
Mr Guy Hindley and Mr Alan Kinder for Item 7 (Strawberry Fields Diner site)

APOLOGIES

None

MINUTES OF MEETING OF 17 MAY 2012

The Minutes of the meeting of 17 May 2012 were accepted as a true record of proceedings at that meeting and duly signed.

ELECTION/CO-OPTION OF NEW PARISH COUNCILLOR

It was reported that a resident of the village had put himself forward for election as a Parish Councillor to replace Barrie Tyrer. As there had been no other expressions of interest it was agreed that Mr Darren Jackson be co-opted onto the Parish Council. The Clerk agreed to provide Mr Jackson with the necessary documents for signature and return to Ribble Valley BC.

FINANCIAL STATEMENT

Deposit Account	£2,186
Current Account	£4,581

ACCOUNTS FOR APPROVAL

Mrs J Parkington (lengthsman)	£95.00
Gisburn Festival Hall (printing of Jubilee Programme)	£235.00
Mr J Pratt (fencing Recreation Ground)	£639.60

YEAR END MATTERS

The Clerk advised that the Annual Return and supporting documentation had been submitted by 11 June 2012 and she was waiting to hear from the auditors as to whether they had any queries on the Return.

PLANNING APPLICATIONS & PLANNING MATTERS

a) Strawberry Fields Diner Site

Mr Alan Kinder of Avalon Chartered Town Planning spoke about the application for outline planning permission that his client, Mr Guy Hindley, had recently submitted to RVBC. It was noted that the application was for a development of a total of 21 houses, of which 7 were to be social housing properties and 14 open market dwellings. Mr Kinder advised that all of the properties would be one or two storeys with the bungalows being situated in the north east

corner of the site. It was noted that the specifics of the houses would be the subject of a future planning application if outline permission for the development was granted by RVBC.

Concern was expressed from residents present regarding the fact that the proposed development exceeded the boundaries of the current brownfield site. Mr Kinder explained that the original application for a lesser number of dwellings did not satisfy central Government's density requirements so a revised application had to be submitted with a greater number of houses which consequently involved development on greenfield land. Residents present also expressed concern over local problem drainage issues which would be exacerbated by development and Mr Kinder agreed that these issues needed to be addressed if the application was successful. Individual concerns regarding loss of privacy and access to properties during building work were also brought to the attention of the applicant. It was noted that a proportion of the houses in the Travellers Court development in Gisburn twelve years ago had been intended as social housing for local people, but there had been insufficient demand and it was submitted that the same scenario could be repeated with Strawberry Fields, especially as employment opportunities in the village were limited. Mr Hindley advised that he was unable at this stage of the process to confirm whether or not he would be responsible for the actual development or whether the site would be sold to a third party for development.

Mr Kinder agreed that e-mail updates on the proposed development could be despatched to interested parties if e-mail addresses were provided and most residents present, including the Parish Council, duly provided contact details.

It was noted that the vacant diner and its surrounds had become an eyesore and that the former car park was being used by local youth in their cars in the evenings. Mr Hindley agreed that he would make arrangements to tidy the site up.

(Mr Kinder and Mr Hindley left the meeting along with 13 of the 14 residents present)

The Parish Council discussed the application and the information provided earlier by Mr Kinder. It was agreed that the application was acceptable in principle but that, if successful, any further application regarding specifics of the development would need close examination.

PARISH LENGTHSMAN

The Clerk advised of the work undertaken by the lengthsman the previous month which had incurred payment of £95.00. It was noted that the lengthsman had been unable to work when intended due to heavy rainfall. It was agreed that the copse adjacent to the Recreation Ground which had been cleared out earlier in the year was looking untidy and the lengthsman should be asked to remove the weeds which had grown up. It was also agreed that, weather permitting, the lengthsman needed to strim along the new fence before the Sports Day on 23 June 2012. It was also agreed that the lengthsman needed to strim the car park and litter pick the area. It was also suggested that the lengthsman remove the pile of bark chippings which had been left in the top right hand corner of the car park as it had been there for months and showed no signs of being removed by whoever left it there.

The Clerk submitted the quote which the lengthsman had prepared for the installation of compost bins adjacent to the Festival Hall. It was noted that the cost of materials seemed to be expensive and John Falshaw advised he would speak to a contact who could maybe provide a cheaper quote.

It was reported that a tree on the school hill was looking unhealthy and it was agreed that RVBC's Countryside Officer, who lived in Gisburn, be asked to look at it and report on its condition.

DIAMOND JUBILEE JUNE 2012

John Falshaw advised that he and Mary Kirby had attended the school on 29 May 2012 and distributed the Jubilee mugs to the children and that the presentation had gone well. The Clerk reported that the school had advised there were 10 surplus mugs and wanted to know what they could do with them; it was agreed the surplus mugs could be auctioned or sold at the Fete on 23 June 2012.

ANY OTHER BUSINESS

The Clerk advised that she had raised the issue of parking opposite the Auction Mart once again with Lancs CC who were to send an employee out on auction days to investigate the situation prior to taking any further action.

It was reported that there was a loose manhole cover at the roundabout where the A682 joins the A59 which needed reporting to Lancs CC.

It was reported that local children were travelling to neighbouring villages to play football as the Recreation Ground did not have any nets and it was agreed that the cost of nets be investigated.

DATE OF NEXT MEETING

Thursday 12 July 2012 at 7.30 pm