
Burscough Town Council
Planning and Footpaths Committee
Wednesday 2nd June 2021 at The Stanley Club started at 7pm

Present

Cllr Bailey Chairman
Cllr Kennedy
Cllr Crawford
Cllr Hardisty
Cllr Ryley
Jackie Maguire Clerk
Sheila Gill Deputy Clerk

MINUTES

1.	Election of Chairman and Vice Chairman It was proposed that Cllr Bailey should continue as Chairman of this committee this was proposed by Cllr Kennedy and seconded by Cllr Crawford. Cllr Ryley was proposed as Vice Chairman by the Chairman and seconded by Cllr Kennedy.
2.	Apologies for Absence. None.
3.	Disclosure of Pecuniary and Non-Pecuniary Interest. None.
4.	Minutes of the Previous Meeting of 5 th May 2021. The minutes were agreed as a true record of the meeting and were proposed by Cllr Crawford and seconded by Cllr Ryley with a unanimous vote.
5.	Adjournment for Residents Points of Interest. None.
6.	Adjournment for Comments from West Lancashire Borough Council. None.
7.	Consider Planning Applications. 2021/0572/FUL – 56 Liverpool Road North: No objection noted. 2021/0506/FUL – Land adjacent to Higgins Lane: Objection noted, the following comments were sent to West Lancashire Borough Council Planning Department. The land adjacent to Higgins Lane is safeguarded land and whilst the Town Council does not have any objections in the interim for this to be used for the travelling show people, we would not like it to lose its safeguarded land status in the future or after the 3-year period. Burscough Town Council are concerned that the travelling show people do not have a permanent site, located within the area of Burscough. As there is a Local Plan review planned shortly, we would ask that WLBC agree a permanent site in the future. 2021/0507/ARM – Site of former Yew Tree Farm: No objection noted,

Burscough Town Council are in support of this application but have concerns. We feel that the play area may be in the wrong location of the development, a more appropriate location would be more central for easy access. We would further ask for provisions of car parking, equipment for people / children with disabilities, toilets to include changing facilities and cycling provisions to be considered.

Burscough Town Council welcomes the agreement that there will be Health and Safety checks conducted in order to maintain the equipment, but also would suggest that this is monitored with an individual who's job role includes this task.

We note, again, that the Lichfield Report is incorrect regarding the points they make regarding a regular bus route. Please note this is not correct.

We would also ask that any fencing around water on the development is securely and adequately maintained and is of a good quality.

2021/0518/ARM – Site of former Yew Tree Farm: No objection noted, the following comments were sent to West Lancashire Borough Council Planning Department.

Burscough Town Council also feel that it is unclear as to what happens the water when added to the existing drainage system already collected, a number of the reports provided showing the data readings as highlighted in red we would suggest potential issues showing on the micro drainage reports. WLBC should look further into these drainage systems to make sure no further problems occur from an independent drainage expert. This could cause future climate change.

2021/0565/FUL – 39 Liverpool Road North: No objection noted.

8. Comments Burscough Flood Group.

The following comments were provided by Burscough Flood Group and input to West Lancashire Borough Council Planning department on their behalf: -

2021/0518/ARM

Reserved Matters approval (appearance, landscaping, layout and scale) for the erection of 172 dwellings, with associated vehicular access and parking, private amenity space and landscaping, pursuant to outline planning permission 2019/1093/FUL and the discharge of Conditions 26 and 34.

1.Drainage, surface water engineered solution with ponds swales and hydro brakes to control flow into existing culverts and ditches beyond the site which are even now operating at full capacity and causing flooding of dwellings downstream. Has there been any study to calculate all the water from both the housing and industrial zones to prove that there is capacity beyond the site even though discharges are attenuated,

2 Foul Water involves extensive new sewer down Higgins Lane with considerable disruption to all traffic including farmers any diversions are via poor lanes, looks like the residents will have to live with this but can any time constraint be put on the contractor with fines for delays for not meeting the agreed opening date. We can only hope that the reinstatement of the road will be to a high standard.

3.Land drains whilst Suds solutions are dealing with the front of the houses a number of residents in first phase have extensive flooding in the rear gardens caused by the nature of the ground with clay quite close to the surface, therefore would it not be prudent for Redrow to install proper piped land drains to the rear linked into the rainwater. roof and paving drainage present in any case. This will have an impact on their selling price but would save purchasers a lot of unnecessary grief and counter claims.

2021/0506/FUL

Temporary planning permission three years for the stationing of caravan's static and mobile for residential occupation by travelling show people with the provision of associated hardstanding a storage area boundary fencing and a temporary access from Swordfish Close along with full planning permission for the construction of a vehicular access from Higgins Lane.

1, *What happens at the end of 3 years,*

2. *How many static and mobile units.*

3, *How many occupants.*

4. *What provision for disposal of rubbish.*

5, *Will the occupants be paying council tax or will this come to the authority via a pitch fee or other charges.*

6. *What provision for schooling and doctor and dentist registration.,*

7. *What items will be in storage.*

8. *What provision for safe storage of fuel and any other hazardous materials.*

9. *Arrangement for disposal of waste and surface water,*

10. *What material will form the surface of the area.*

11, *Will there be trees or other screening on the Higgins Lane boundary,*

12, *Proposed new permanent access from Higgins Lane suggests that vehicles will be entering via the route through the industrial estate making a right turn into the facility. Has there been any consideration regarding large vehicles turning right out of the junction, and then heading to the site, the visibility lines both ways are extremely poor will these be improved to provide safe passage for all?*

2021/0507/ARM

Reserved matters approval for the creation of an equipped play area, a multi-use games area, a running/cycle track, the installation of fitness station equipment, along with the provision of associated landscaping.

1. *Part of the original masterplan and though children's play area is compact a much-needed facility*

2. *Somewhat remote from the main housing.*

3. *Whilst by its very nature it perhaps encourages folk to walk to the area there is no parking provision especially for disabled vehicles when there is a roundabout for wheelchair users. , Parking on the road would be a hazard*

4. *Will there be a covered area and some form of shelter from rain and even sunshine.*

5. *Any proposals for toilets and changing rooms. and lighting of the areas including the footpaths.*

6., *Holding ponds currently guarded by rudimentary post and rail fence will this be replaced by child proof fence to prevent access to what could be deep and dangerous water.*

7. *Extensive landscaping and general maintenance document, who will carry out and supervise this and what cost impact will this have on the council tax for all residents of Burscough?*

9. Urgent Planning Matters.

2021/0515/FUL – 4 Mission Cottages: No objection noted.

2021/0603/FUL – 7 Liverpool Road North: No objection noted.

10 Footpath Matters.
None.

Next Meeting organised 7th July 2021.
Meeting closed at 8:15pm

--	--	--