

Burscough Town Council

Planning and Footpaths Committee

Wednesday 3rd August 2022 at Martland Mill Conference Room started at 2pm

Present

Cllr Bailey Chairman
Cllr Crawford
Cllr Kennedy
Cllr Ryley
Cllr Sargent
Sheila Gill Deputy Clerk

MINUTES

1. **Welcome.**
The Chairman opened the meeting with warm welcome, to the August 2022 Planning and Footpaths meeting and welcomed Cllr Sargent to his first planning meeting.
2. **Apologies for Absence.**
Cllr J Horsley and these were accepted.
3. **Disclosure of Pecuniary and Non-Pecuniary Interest.**
Non-Pecuniary – Cllr J Crawford item 8 (2022/0642/FUL)
4. **Minutes of the Previous Meeting of 6th July 2022.**
The minutes were agreed as a true record of the meeting and were proposed by the Cllr Ryley and seconded by Cllr Crawford with a unanimous vote.
5. **Adjournment for Comments from West Lancashire Borough Council.**
None.
6. **Adjournment for Residents Points of Interest.**
 - Resident attended the meeting to speak about planning application number 2022/0642/FUL. It was noted by the Town Council that the resident raised a number of issues of concern regarding the Retirement Living Village. These were the impact of the height of the building on the surrounding area, unable to distinguish from the plans if there are any elevators in the building for residents use, the suitability of the footpaths between the Retirement Living Village and the local Village shops/amenities for use by people with mobility issues, mobility scooter users etc.
7. **Comments from Burscough Flood Group**
 - Burscough Town Council noted the comments from Burscough Flood Group regarding the planning application number 2022/0642/FUL regarding the Retirement Living Village sewerage drainage onto Higgins lane. 67 dwellings proposed for the site with an average daily input of water onto the site per dwelling of 250 ltrs which equates to an overall input 16,750 ltrs per day extra, is the sewerage system going to be adequate to deal with this excess adequately through the sewer system.
8. **Consider Planning Applications.**

2022/0655/FUL – The Slipway, 48 Crabtree Lane. Even though we have no objections to this

application, we wish to draw your attention to the increase in retrospective applications and as previously stated these should be penalised in some way to prevent the increase of retrospective cases in the future.

2022/0642/FUL – Land South of Chancel Way (Retirement Living Village) – In principle Burscough Town does need this type of development but Burscough Town Council has the following concerns

- Drainage ditch between houses on Liverpool Rd and the site, could cause flooding into the gardens of the houses
- Flood waters/sewerage/drainage is this adequate?
- Building height and it's Impact on the surrounding area/houses
- Elevators in the building (are there any?)
- Local amenities being inadequate, eg Doctors, Dentists, health/primary care etc.
- Footpath access from Retirement Living Village to Burscough Village local shops and amenities for people with mobility issues and mobility scooters etc.
- Lack of pre-application consultation with Burscough Town Council and residents by West Lancs Borough Council

2022/0604/FUL – 78 Crabtree Lane – No Objection to this application but would like to suggest, in line with new build regulations, that a 'Mini sewage plant' would be a more updated and preferred option instead of the old septic tank.

9.

Planning application & Anti social behaviour

Councillors discussed at length the issues regarding anti-social behaviour and excessive noise in and around the Wharf and the WLBC car park at the rear. The planning applications for licences regarding licensed premises in the Wharf were previously requested and there has only been details of one received by Burscough Town Council. **Action :- Clerk to request a meeting with the licensing officer to discuss the current licenses at the Wharf and request notification be sent to Burscough Town Council of all licensing & change of use applications relevant to Burscough area in the future. Also to request a copy of the original Planning application for the Wharf from the licensing office.**

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Urgent Planning Matters

Stage 2 Complaint – The legal documentation was discussed at length regarding the contents of the letter and how long it has taken for responses from West Lancashire Borough Council because this matter has been on going since December 2021. **Action – Clerk to arrange meeting with Clerk, Cllr's Bailey, Kennedy and Crawford, to meet with Steve Faulkner (WLBC) to discuss Confidentiality and the treatment of Burscough Town Council in this matter and to exchange the requested documents.**

Internal Review re FOI – The FOI sent by Burscough Town Council May 2022 was discussed at length, it was decided that it should now be escalated as an urgent matter and sent to the Information & Commissioners office regarding the lack of response received. **Action - Cllr Crawford to draft a letter for the Clerk to check and forward to the commissioners office.**

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Footpath Matters.

It was discussed that the grant from LCC for Public Rights of Way should be used to rectify the following list of footpath issues raised by a local resident:-

- FP120 – Crabtree Lane – Footpath sign knocked over – **Action – send contractor to erect back in place**
- FP114-**Crabtree Lane/Monks Farm** – query where the track is – **Action – Cllr Ryley to check it and report back to Burscough Town Council**
- FP113 – Walking towards the Railway Track – appears to have lost some of the width with parts of it missing – **Action – Cllr Ryley to check it and report back to Burscough**

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- FP112 – track running alongside railway line – appears dangerous & very overgrown –
Action – Contractor to cut back overgrowth
- FP123 – from Burscough Bridge Station to Crabtree Lane – overgrown, in need of tidying –
Action – Contractor to cut back overgrowth & tidy up

Action – Clerk to write to resident thanking them for bringing this to our attention.

Meeting closed at 4.10pm

Next meeting – Wednesday 7th September 2022 at Burscough Village Primary School, Colburne Close starting at 7pm.