

**MINUTES OF THE MEETING OF BOLTON BY BOWLAND, GIBBURN FOREST & SAWLEY PARISH COUNCIL  
HELD ON 3<sup>rd</sup> OCTOBER 2016 AT SAWLEY VILLAGE HALL**

**Present:** Cllr. E. Twist (Chairman), Cllrs. A. Clements, C. Curry, M. Walsh, L. Holt, E. Moorhouse, P. Wilson, R. Park, I. Willock, A. Foster, Clerk.

**Also in attendance :** County Councillors A. Atkinson & D. Smith, Ribble Valley Borough Councillor R. Sherras, J. Waddington (Parish Lengsthman), Claire Bradbury (Kirkwells) & 15 residents

**Chairman welcomed all to the meeting**

**Apologies for Absence**

- 1.1 Apologies for absence had been received from Cllr. H Fortune. In addition RVBC Cllr. R. Elms had sent apologies. It was

**RESOLVED that these apologies be received and approved.**

**2. Adjournment for Public Session**

- 2.1 Chairman explained to members of the public that the time limit of 3 minutes per speaker was to be observed, and that in order to allow business to proceed, repetition of issues was to be avoided.
- 2.2 7 residents from various areas of the Parish spoke, all concerning Neighbourhood Plan. A number of comments and queries were put forward, regarding perceived housing need in the Parish, highlighting that Sanctuary Housing already has properties to let in Tosside area and many residents in Tosside area are opposed to further housing. This viewpoint was supported by a Bolton by Bowland resident, who wished that village to remain small and unspoilt. However three other Bolton by Bowland residents spoke in favour of housing in order to try to encourage younger residents with families to keep the village organisations alive. A Tosside resident spoke at length in opposition to the Plan, particularly against development in the lowest ranking settlement of the 32 sites in Tier 2 villages, therefore perceived as contrary to Planning Policies. She requested that Minutes show that Ribble Valley Borough Council has already met the needs demonstrated for Tosside in 2014 Housing Needs Survey, and she further suggested that the Strategic Environmental Assessment to be at odds with National Planning Policy Framework. She asked Parish Council not to proceed with the plan and had then spoken for three minutes. A Bolton by Bowland resident then spoke of the way the Heritage Trail highlights the work which has gone into the Plan, urging Parish Council to agree to submit the Plan to Ribble Valley, in order that residents will have the opportunity to decide on the outcome, by referendum. A Tosside resident confirmed that there is no waiting list for rental property in Tosside and suggested that if, in 15 years time, no property is needed, then none would be built, but the Plan which is to be submitted is to cater for future needs, as things change

**3. To receive declarations of pecuniary or personal interest**

- 3.1 There were no declarations, however Clerk has now received Pecuniary Interest Declaration Forms from Cllrs. Wilson & Walsh which she will forward to Ribble Valley Borough Council for inclusion on their website. Clerk has now received signed Declaration of Office Forms for all councillors.

**4. To Resolve to Confirm the Minutes of the previous meeting (held on 5<sup>th</sup> September 2016)**

- 4.1 The Minutes of the meeting held on 5<sup>th</sup> September 2016 had been circulated and it was

**RESOLVED that the Minutes be signed as a true and complete record.**

**5. Any Matters Arising from the Minutes not on the Agenda**

There were no Matters Arising which were not part of the Agenda

**6. To Consider any response to be made to Planning Applications**

- 6.1 Clerk informed Councillors that there were no Planning Applications currently awaiting comments, and that she had circulated updated list of decisions by email.

**7. To consider any response to Ribble Valley Development Document re Housing & Economic Development**

- 7.1 Councillors had considered this document. Cllr. Sherras explained that Brow Gate had not been added to Sawley map since this would add a ribbon type of development. Councillors had no comments to be sent to Ribble Valley

8. **To receive and consider the approval of the Neighbourhood Plan, to be submitted to Ribble Valley Borough Council.**
- 8.1 A lengthy discussion took place, when Councillors expressed widely ranging views, which seemed to reflect the views of residents overall.
- 8.2 Cllr. Willock presented a lengthy document explaining that he was broadly in favour of the Plan, but also his considerations and queries. He had particular concerns regarding housing and the affordability of this, which seemed to have been dropped from the Revised Plan and that Site 2 for housing in Bolton by Bowland was still included, although this was not the residents' preferred site. He was concerned that the Plan might be rejected, and therefore felt a delay to seek further consultation might be advisable in order to be sure of a mandate to submit.
- 8.3 Concerns were expressed regarding the procedure from the start, as it was felt that as a Sawley resident, people had not been allowed to speak at Bolton by Bowland or Tosside meetings and the process was therefore flawed. Figures were quoted for affordability of housing, comparing the Parish average house price with the level of borrowing necessary. Concern that Parish Council had not agreed to develop the Neighbourhood Plan was expressed; however Clerk read out Minutes from November 2013, January & February 2014 which refuted this. There was also uncertainty that the Plan conforms to Core Strategy, or is in agreement with Environmental Issues.
- 8.4 Claire Bradbury (Kirkwells Planning Consultants) responded to technical queries: Kirkwells have dealt with 90 Neighbourhood Plans, 15 of which are now through the referendum process and therefore the company has much experience regarding the examination process, including the changes to Regulation 14. She felt this Plan has a good chance of proceeding beyond the examination stage, to referendum.
- 8.5 Several Councillors who have been part of the Steering Group expressed the wish to take the Plan forward including the concerns expressed, since the examination and referendum stages are the test of the Plan itself.
- 8.6 It was agreed that over the time period necessary, there had been changes within the Steering Group, the Parish Council and residents, meaning that concerns and decisions may have differed from those at the outset, again this could only be ascertained by moving on to the next stage of consultation and examination.
- 8.7 Claire Bradbury (Kirkwells) then explained that Ribble Valley Borough Council will refer the Plan to consultative bodies and put it on the Borough Council website, where anyone may comment. They will look at the Basic Conditions, the Plan itself together with Local Policies. The Examiner's Report will then give three options : 1) All is fine, 2) Needs specified changes then move forward to referendum stage or Option 3) that the Plan may not go ahead to referendum stage. If Kirkwells have carried out the work correctly, this third option will not happen. She also clarified that a proposed possible settlement may not legally specify affordable housing if it is for less than 10 houses; however subsequently any planning application submitted could be steered towards this.
- 8.8 Discussion regarding whether there was a clear mandate to include Site 2 for possible development then concluded that inclusion of both sites made the plan more robust, but did not mean that both sites would necessarily be developed; the RVBC consultation stage would allow residents to express their views about the inclusion of Site 2 in Bolton by Bowland. The actual need for housing in Bolton by Bowland was queried, however the view that villagers are ageing was put forward and there is a need to provide for sustainable growth. The Plan has 16 policies with 13 policies to control growth however Sawley will have no Plan, and so no protection other than that already provided by AONB and Tier 2 village status.
- 8.9 Reassurance was given that the important views are included due to the protection given by Area of Outstanding Natural Beauty (AONB) status. Members had concerns that AONB policies need to be reflected, but discussions had been held and the Plan process was shared by the AONB with other AONB groups in the UK as an example of good practice.
- 8.10 Confirmation from the Steering Group was agreed that, if the referendum stage is reached, there will be very clear details about exactly what is being voted on, which Cllr. Willock (although not a member of the Steering Group) will be involved with, particularly regarding housing in Bolton by Bowland and Tosside, specifying actual sites.
- 8.11 Council then voted on 2 proposals, by named vote, as resolved.

**THE RESOLUTION FAILED that a delay for more time and information was needed.** Those in favour : Cllrs. Walsh & Foster, Those Against : Cllrs. Clements, Curry, Moorhouse, Wilson, Park, Holt, Willock. Chairman abstained.

**IT WAS THEN RESOLVED that the Neighbourhood Plan, with supporting documents, be submitted by Clerk to Ribble Valley Borough Council.** Those in favour : Cllrs. Clements, Curry, Moorhouse, Wilson, Park, Holt, Willock  
Those Against : Cllrs. Twist, Walsh & Foster

**9. To record and consider the Parish Lengthsman's Report**

9.1 Clerk reported on the detailed breakdown supplied. Mr. Waddington was thanked for the good work carried out recently in Bolton by Bowland, giving a solution to the previous verge problem, and that Holden is looking tidy. Cllr. Park and Clerk had seen copy of a template for Lengthsman's Contract, which would be part of November agenda.

**10. To consider any response to the RVBC Boundary Review Document**

10.1 Borough Councillor Sherras explained this item to members, explaining that Ribble Valley Borough Council had met and discussed the implications of the parliamentary constituency boundaries review. The major change for the Borough would be that new constituencies would be planned, including Clitheroe with Colne in a new constituency, also that part of the Borough would be joined with North Lancashire. Councillors expressed their dissatisfaction and it was

**RESOLVED – Clerk to write in support of Ribble Valley Borough Council's opposition to the Boundary changes.**

**11. Accounts**

11.1 **Bank Balance** as at 30.09.16 £25,998.34

11.2 **Invoices for approval :**

B x B Village Hall – July room hire	£12.00	Cheque 100749
Sawley Village Hall – June room hire)	£15.00	Cheque 100751 (Chq 100750 used June)
HMRC – PAYE to 05.10.16	£83.00	Cheque 100752
T. Taylor net salary September	£120.08	Cheque 100753
J. Waddington Lengthsman inv. 26	£245.00	Cheque 100754
Citizens Advice Bureau – donation (Sect 137)	£100.00	Cheque 100755

Chairman & Clerk signed the Concurrent Functions Grant claim for £325.75.

VAT of £1491.75 to 31.03.16 had been received

**RESOLVED – all the above invoices were approved for payment**

**12. To receive reports from meetings**

12.1 Ribble Valley Borough Council – Cllr. R. Sherras noted that numerous matters had already been dealt with during the meeting.

12.2 Ribble Valley Parish Council Liaison Meeting – Cllr. Fortune will report on this at November Parish Council meeting

12.3 Ribble Valley Local Association of Parish Councils – The next meeting will be held at Clitheroe Council Chamber, Tuesday 8<sup>th</sup> November, 7.00pm

**13. Matters brought forward by Members**

13.1 Clerk made members aware that Tosside Community Link has lodged a Nomination for Asset of Community Value regarding Dog & Partridge, Tosside. Discussion followed on whether this was appropriate, Cllr. Sherras explained that this will not affect any Planning decision on the application already lodged, but would apply a six month moratorium on any sale, with Tosside Community Link being approached to consider this.

13.2 Members expressed concerns regarding the wall by the Post Office in Bolton by Bowland, which is the responsibility of Lancashire County Council. This wall has again been damaged and is considered to be dangerous. It was therefore

**RESOLVED – Clerk to contact Lancashire County Council as a matter of urgency, suggesting removal of the wall, or replacing with one further from the road.**

**14. Date of the next meeting – Monday 7<sup>th</sup> November at Bolton by Bowland Village Hall**

**15. Chairman thanked all for their input and closed the meeting at 9.40 pm**