

CLIVIGER PARISH COUNCIL

www.clivigerparishcouncil.com

CLERK: REBECCA AF HAY
OLLISTAN
239 RED LEES ROAD
CLIVIGER
BURNLEY
BB10 4RF
MOBILE: 07977611947
EMAIL: travel2pud@hotmail.com

MINUTES OF THE MEETING HELD ON FRIDAY MARCH 8TH 2024, IN CLIVIGER VILLAGE HALL

Present: Couns I. Emo, V. Bennett, C. Towneley, R. Brownbridge, K Whittle, M Heys, Borough Coun S Cunliffe.

1. Code of conduct (Declaration of Interest).

Coun Whittle on planning.

2. Apologies for absence

Couns C Briggs, J Launer and H. Cameron.

3. Police report

None

4 Questions from residents.

None.

5 Minutes of the last meeting and matters arising

These were accepted.

(a) Land off Richmond Avenue

Work had been completed, but not finished or to the satisfaction of the parish council, so currently no invoice has been paid. There had been several complaints from local residents and two complaints of damage from nearby residents, a broken shed window and a panel knocked over, which are ongoing.

(b) Speeding in the village

The county road safety officer is to attend the April parish council meeting to discuss.

(d). Mount Lane pavilion

No update.

(e) Miller Homes

The following response re the boundary issue was sent by BBC.

Further to the enquiry regarding Miller Homes and in particular Plot 78, additional measurements have been taken at 113 Red Lees Road.

Confirmed that the setting out of Plot 78 is consistent with the approved plans. The distance between the gable wall of Plot 78 and the timber rail fence does not differ to the measurements that have previously been taken.

Measurements have also now been taken between the side wall of 113 Red Lees Road and the timber fence boundary. The measured distances to the timber fence differed slightly to the scaled measurements on the approved layout plan. The distance measured on site is approximately up to 0.9m less than as scaled to the timber

fence. This means that the position of the house at 113 Red Lees Road is not as accurate as it should have been. Not sure what the reason for this is and will bring it to the attention of Miller Homes. They have previously informed that their red line application boundary is not the line of the timber rail fence on site and that their ownership runs slightly beyond the fence into the driveway of 113 Red Lees Road (by up to approximately a metre). This should not necessarily have led to any inaccuracies, particularly as the fenceline is marked on the approved layout. In respect of the land ownership, this has never been raised as an issue by either party and the plans do not indicate any change to the current position of the fenceline. However, it is regrettable that what appears to be a drafting error in the position of 113 Red Lees Road in relation to the boundary, means that the property at 113 Red Lees Road is up to 0.9m closer to the fenceline boundary than expected and as such is up to 0.9m closer to the new property that is under construction at Plot 78.

Whilst this discrepancy is regrettable, it would not be expedient for action to be taken to change this because; firstly, the setting out of Plot 78 in relation to the approved plans has been found to be correct; and secondly, because the discrepancy in the measurements is not so great to make the development unacceptable (irrespective of where the shortened distance lies).

Miller Homes has previously said that they are willing to undertake further planting along the boundary – adjacent to the footway that runs between the site boundary and the gable of Plot 78. BBC will be in contact with Miller Homes to inform them of the findings in relation to the distances and will also ask for details of this additional planting which with time will help to provide a greener boundary.

Coun Heys said he was still not happy with the response and asked that measurements from each property's gable end are taken and also to ask whether it contradicts the National Planning Policy Framework.

(g) Transfer of land at Mereclough

No objections have been made following the advert in the local Press. The buyer had asked for the cost of the advert to be split, but the parish councillors feel the buyer should pay the whole amount as the advert was only needed due to the sale and it is public money.

(h) Dint in the road by Copy Cottages

LCC has investigated and is to repair.

(i) Bacup Road litter

BBC had sent up a road sweeper to clear. It was agreed that most of the rubbish was coming from the nearby landfill and it was agreed to ensure the right litter netting was in place and for the operator to ensure any flying litter is collected.

(j) Blocked grate at Park Road

LCC has inspected and will clear if necessary.

(k) Overtown, Red Lees Road surface

LCC is to be inspected and any necessary works undertaken.

(l) Rendering work at 21 Burnley Road

BBC planners said this had been given permission as part of the planning application.

6. Allotments

Further correspondence had been received re the recent tree felling and the concerned person/family had been invited to attend a parish council meeting to discuss the reasoning for the work. A full explanation of the process had been passed in writing to the allotment holder.

The owner of the property at Oakleigh who currently supplies water to the allotment is to cease doing this as a water meter is to be fitted. Thanks for the recent tree boundary work were received from the resident. Asked that allotment holders are considerate to resident, when parking.

A request to take over an allotment by a family member following a bereavement was declined as only people who live in the village are eligible.

It was agreed to raise the rent per allotment to £50 when the renewals go out in August. Also new allotment holders will have to pay £100 returnable deposit to cover any work needed once an allotment is made vacant.

7 (a) Councillors' reports

Coun Brownbridge reported plaster board left on Burnley Road, this had been reported.

Coun Heys gave details of a sewer burst at the council yard and work completed by the utility services to cut back trees by telephone cables. Also reported tipping continuing at Long Causeway.

Coun Emo reported a manhole which has collapsed by lamppost 17 on Red Lees Road, the clerk to report. The Covid memorial tree at the top of Salterforth Lane has been vandalised and BBC to look at. A new flag is needed for the war memorial at St John's.

Coun Whittle reported gullies blocked on Mount Lane. The clerk to report.

Coun Bennett and Brownbridge expressed concern over the number of pot holes in the village and the bumpy surfaces of many roads. It had been reported that Burnley is to only have one road resurfaced by LCC in its latest programme, compared to 20 in Wyre.

7 (b) Borough reports

Coun Cunliffe and County Coun Towneley gave an update following concern over a new access ramp which has been placed at The Miller Homes development. The developer, LCC and Burnley planners are in talks to resolve the problem of the ramp's size and appearance which is not in keeping with the countryside

7 (c) County reports

Coun Towneley reported on:

The Lancashire devolution consultation progress.

LCC bus fare for £2 (single) offer until November.

Foster Care allowances which have increased.

Pot hole resources and programme of works.

Skills and employment training hubs.

Family hubs.

7 (d) Village hall

Coun Emo gave details of work carried out at the village hall. Including the delivery of solar panels. Also gave details of the archives club meeting on March 23rd/24th.

7 (e) Scottish Power Benefit Fund

An invitation to Cliviger School's end of funding show has been circulated to councillors via email.

8 Finance

In: £835.80 – VAT return

Out:

£435– Rebecca Hay, salary and expenses

£38.58 – Clerk's pension

£39.43 – EON for Gerry Dawson and RACA.

£436.61 – National World for public notice re open space at Mereclough

£223.99 – postage, contribution towards new council printer, Microsoft Windows update and security

£450 – Find Me a Business, annual website charge.

Following discussions over the council's banking procedures, it was agreed to keep to cheque payments.

9 Correspondence

The UK Shared Prosperity Fund information had been circulated via round robin email.

Comments invited to Worsthorne's Neighbourhood Plan by April 22nd – more information via <https://www.wwhpc.co.uk/Neighbourhood-PLan/>

10 Planning

FUL/2024/0035 PROPOSAL: Installation of an outdoor classroom and associated external adaptations. AT: St Johns C Of E School Burnley Road Cliviger – ask that a condition is placed to ensure it is not a permanent use classroom and ensure the by way next to the school is kept maintained during construction.

FUL/2024/0061 PROPOSAL: Planning permission for works associated with an extant planning permission with the adjacent local planning authority (Calderdale Borough Council) for the conversion of mill to form 10 apartments and 12 new build dwellings. AT: Portsmouth Mill, Burnley Road, Todmorden – concern over the number of houses compared to the footprint of the site and the potential problems caused by history of flooding in the area.

Appeal - Site at: 42 Hill Crest Avenue, Cliviger, Lancashire Proposed Development: Proposed single storey side extension. Application Reference: HOU/2023/0604 Appeal Reference: APP/Z2315/D/24/3337772 Appellants Name: Ms Vicky Maddox

11 Date of next meeting

April 5th, Cliviger Village Hall , 7 p.m,