

Broughton in Amounderness Parish Council

Proceedings of the Parish Council Meeting held on
Tuesday 15th April 2025 at 7:30pm

Present:

Cllr. P Hastings
Cllr. N Parkinson
Cllr. L. J Oldcorn
Cllr. M Bell
Cllr. L Brown

Jessica Dibble (Parish Clerk)

External attendees:

One Speaker – Representative of the Speed Management Initiative.
One Observer – Village Lengthsman, Steve Rostron

Min 1504133 Welcome from Chair

Meeting opened at 19:30

The meeting was called to order at 7:30 PM by the Chair, Cllr. P Hastings, who welcomed all members of the Council and the public.

The Council noted that resignations had been received from Cllr. Scott Sargeant and Cllr. Peter Bunting.

It was agreed that the Clerk will write to both councillors individually to thank them for their time and contributions during their tenure on the Council.

The Clerk advised she will also notify the Electoral Services Officer at Preston City Council of the vacancies in accordance with statutory procedures.

Min 1504134 Apologies

Preston City Councillor - Stephen Whittam
Lancashire County Councillor - Susan Whittam

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Min 1504135 Declarations of interests

No declarations of interest were made by members in respect of any items on the agenda.

Min 1504136 Approval of Minutes

It was resolved to sign the minutes of the full council meeting held on the 4th March 2025 as a correct and accurate record.

Proposer: Cllr. P Hastings
Seconder: Cllr. N Parkinson

Min 1504137 Public Time

A representative of the Speed Management Initiative attended and provided an update.

It was advised that, now the evenings are lighter, the plan is to begin attending designated areas around 5:00 pm to monitor traffic.

It was noted that the data captured to date has been successfully received and is currently being analysed to establish patterns and trends.

The Chair advised Council that contact has not yet been made with Team 2, but the Clerk has taken steps to obtain updates.

The Chair also confirmed she would pass on contact information for the Lancashire Road Safety Partnership to the Speed Management representative.

Public Time concluded with the Chair reading aloud the latest crime statistics submitted by the local PCSO.

Min 1504138 Statutory Business

Council reviewed the planning applications previously circulated by the clerk and the following observations were made:

6.1

[Application number: 06/2025/0347](#)

Key Fold Farm

Footpath from field to 2nd site

Council comments: The Council is fully in favor of the proposal.

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The only comment the Council would like to make is that the existing ditches on site will need to be cleared to ensure proper drainage and prevent any future issues.

[Application number: 06/2025/0343](#)

Phase 2 Whittingham Lane

Residential development of up to 100 dwellings, including 50% affordable housing, and associated landscaping and public open space and with access from Phase 1 of Broughton Park onto Whittingham Lane.

Council comments:

1. Traffic and Highways Impact

The Parish Council has consistently raised concerns about increasing traffic volumes along Whittingham Lane, particularly in the context of cumulative development in and around Broughton. The proposed access through Phase 1 onto Whittingham Lane would likely contribute further to existing congestion issues—especially during peak hours. Whittingham Lane already experiences regular queuing and delays, and this development risks exacerbating an already unsustainable traffic situation. We urge Preston City Council to commission a robust and transparent traffic assessment, taking into account the cumulative impact of both existing and approved developments in the area.

2. Outline Application – Request for Clarity

As this is an outline planning application, it is important to clarify that only the principle of development and access arrangements are being determined at this stage. Details such as layout, design, scale, appearance, and landscaping are reserved matters, which will be considered under a separate application if outline permission is granted. This makes it particularly difficult for residents and the Parish Council to fully assess the potential visual and environmental impact of the proposal. We therefore request that clear conditions be attached to any permission granted, ensuring that the reserved matters process includes meaningful local consultation, and that any detailed plans reflect the semi-rural character of the area.

3. Cumulative Development Pressure

The Parish Council is also concerned about the ongoing cumulative pressure placed on local infrastructure, including schools, health services, and community facilities, by continued residential expansion in Broughton. While we recognise the need for affordable housing, we ask that careful consideration be given to whether this proposal supports sustainable development in line with both local and national planning policies.

[Application Number: 06/2025/0330](#)

Broughton & District Club

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Erection of weatherproof tensile fabric canopy roof covering and partial upper walls fixed to metal framework supporting structure above existing 2 No. PADEL Courts

Council comments:

While the Council supports the continued use and improvement of community sports facilities, we wish to raise several concerns on behalf of local residents:

- Visual Amenity Impact: The proposal would introduce a significant change to the visual character of the site. Given its scale and design, the structure may negatively affect the visual amenity of nearby properties and the surrounding rural environment.
- Lack of Detail: The application currently lacks essential supporting documentation, including elevation drawings or visual representations of the proposed structure. Without such plans, it is not possible to fully assess the potential visual or environmental impact of the development.
- Resident Concerns: The Council has received concerns from several local residents who are worried about how this structure might affect views, noise levels, and the general character of the area.

[Application Number: 06/2025/0328](#)

Jumps Farm D'urton Lane

1no. agricultural livestock/storage building, 1no. horticultural polytunnel and new access track (part retrospective)

Council comments: No objections.

[Application Number: 06/2025/0309](#)

Mosque on Durton Lane

landscaping for construction of 1no. place of worship with ancillary features including associated parking facilities and access works from the existing track off D'urton Lane.

Council comments: No objections.

[Application Number: 06/2025/0175](#)

5 Broadfield, Broughton, Preston, PR3 5LB

Extension to existing front dormer and erection of rear dormer

Council comments: No objections.

[Application Number: 06/2025/0287](#)

1, Kingsway Avenue, Preston, PR3 5JN

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Two storey extension to front, two storey extension to side, re-roofing, replacement windows, detached garage to side, replacement and additional hard surfacing, following demolition of existing side extension and attached garage

Council comments: No objections.

As part of ongoing discussions under planning applications, the Chair raised a motion to consider an item not listed on the published agenda, following receipt of an email from Wain Homes post publication of the agenda. Council agreed to discuss the matter, which relates to a development proposal for 167 dwellings, including 59 affordable homes.

During the discussion, clarity was sought and noted that the proposed community building will be transferred to the Council on a freehold basis. It was further acknowledged that this would require the Council to assume responsibility for the management and maintenance of both the public park and allotments associated with the development.

6.2

Council noted the proposed date of the Annual Parish Meeting and the Annual Parish Council meeting as Tuesday 27th May 2025.

NB: at the time of drafting these minutes, the date was changed to Tuesday 20th May 2025.

6.3

Council reviewed the Lengthsman's Work Process in support of the adopted and amended Financial Regulations.

All members of the Council present voted unanimously in favour to adopt and implement the process with immediate effect.

Min 1504139 Financial Matters

7.1

Cllr. N Parkinson, Chair of Finance, gave a verbal report to the Council.

The Profit and Loss Report had been shared with members prior to the meeting and was also available in the agenda pack.

Cllr. Parkinson confirmed that the revenue carry-forward figure from the previous financial year is £30,069.10.

It was noted Clerk is currently finalising the Year End accounts and has submitted a Year End Report for the Council's consideration.

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7.2

Councillor N. Parkinson, Chair of Finance, presented the current status of the Council's bank accounts (see below). The following reports were summarised to Council by the Chair of Finance: Profit and Loss, Actual vs. Budget, Bank Reconciliations and transactions to date.

Councillor Parkinson confirmed the accounts as follows:

Unity Trust Bank (Revenue):

- Balance as of last Full Council (24.02.2025): £21,810.90
- Outgoing: £33,886.41
- Incoming: £42,144.61
- **Balance as of 31.03.2025: £30,069.10**

Unity Trust Bank (CIL Interest)

- Balance as of last Full Council (24.02.2025): £38,344.04
- Outgoing: £150.00
- Incoming: £3,534.65
- **Balance as of 31.03.2025: £41,728.69**

Unity Trust Bank (CIL)

- Balance as of last Full Council (24.02.2025): **£28,141.76**
- Outgoing: £0.00
- Incoming: £182.74
- **Balance as of 31.03.2025: £28,324.50**

CCLA:

- Balance as of last Full Council (24.02.2025): £900,000.00
- Outgoing: £38,535.00
- Incoming: £0.00
- **Balance as of 31.03.2025: £861,465.00**

Total Assets:

Broughton in Amounderness Parish Council

Unity:	£100,122.29
CCLA:	£861,465.00
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Total Assets:	£961,587.29

7.3

All transactions made between 24th February and 31st March were authorised.

Proposer: Cllr. N Parkinson
Seconder Cllr. M Bell

7.4

Following a recommendation from the Finance Committee, Council agreed to pay the estimated cost of £10,102.00 (excl. VAT) to cover additional consultancy fees required to support the planning application.

This includes ecological, arboricultural, flood risk, and geo-environmental assessments, the planning application fee, and the planning consultant's fixed fee. The cost will be funded from CIL monies.

7.5

Council approved the grant payment as agreed, to Broughton Parish Community Charity in the sum of £7,500.00

7.6

Cllr. Hastings reported that she has maintained a detailed log of all CIL-related income, spending, budgeted allocations, and projected receipts.

To meet statutory reporting obligations, it was agreed that the Chair and Clerk will work together to produce a summary report covering CIL spends over the past five years.

7.7

Council noted that the AGAR documentation had been received by the Clerk.

Min 1504140 Enviro Grant

8.1

The Council agreed to make a third-party payment contribution of £3,274.04.

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8.2

The Council would like to formally thank the Chair, Cllr. P Hastings, for successfully securing a grant from the Lancashire Environmental Fund. This grant will support the development of a new play area and the installation of new equipment. The estimated total cost of the project is approximately £58,285 (excluding VAT), with the awarded grant totalling £29,764.

8.3

Council were asked to note the Value for Money report, which is required to be completed in accordance with the conditions set by the Lancashire Environmental Fund.

Min 1504141 Broughton Neighbourhood Development Plan

Responses received post Regulation 14 necessitated further action, including an update to the Aecom report, due to changes in government policy and the time elapsed since the initial report. Report is currently with Carolyn at Preston City Council awaiting further comments.

Council were informed that it is still anticipated that the revised plan will proceed to final consultation and examination in the summer, with a referendum expected in the autumn.

Min 1504142 Village Improvements

10.1

Council agreed that, should local residents, businesses, or organisations wish to sponsor a planter, the Clerk would need to prepare a draft sponsorship agreement to be ratified at the next Council meeting. It was further agreed to begin the project with the installation of three planters along D'Urton Lane.

Note: At the time of drafting these minutes, a request for an alternative location had been received. Further details regarding the exact location are awaited in order for the Clerk to proceed with submitting the necessary licence applications.

Additionally, Cllr. Brown proposed the installation of a fingerpost sign in a central location within the parish. However, the Chair advised that initial feedback from Lancashire County Council suggested this may not be possible. Cllr. Brown expressed his willingness to explore the matter further and report back to Council.

Note: Since the meeting, the Chair has made further enquiries on behalf of Cllr. Brown, and early indications suggest the proposal may be feasible. Further discussions are underway.

10.2

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Following discussions regarding the proposed refurbishment works at the cenotaph, Council agreed to conduct a site visit to gain a clearer, visual understanding of the project. It was agreed that a vote on the works would be carried out via email to the Clerk following the visit.

NB: Council voted in favour of proceeding with the works following the site visit.

Further to a recommendation from the Finance Committee, Council considered the outstanding invoices relating to unauthorised purchases and agreed to reimburse the Lengthsman accordingly.

Council expressed thanks to Cllr. Brown and Steve Rostron for their work at the cenotaph and noted that the positioning of the war statues was visually impressive and a fitting tribute in recognition of the VE Day 80th Anniversary celebrations.

10.3

It was agreed that the bench in need of replacement on Whittingham Lane would be purchased and funded via Community Infrastructure Levy (CIL) monies.

Min 1504143 Reports on meetings attended by Councillors

11.1 **PAC Meeting**

Council were asked to review the minutes as circulated by the Clerk. The Chair invited members of Council to attend the meetings as and when they could.

11.2 **LALC Chair & Nalc Assembly Member**

Council noted that at the recent Executive Meeting of the Lancashire Association of Local Councils (LALC), held on Saturday 8th March, Cllr. P Hastings was elected as the new Chair and as the NALC Assembly Member representing Lancashire.

Min 1504144 Correspondence

12.1 **To note the Lengthsmans report.**

Council noted the Lengthsmans report as published on the agenda and supporting information pack.

12.2 **To note the correspondence from County Councillor R. Swarbrick**

Noted.

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12.3

To note the correspondence from D. Platt on behalf of LALC to trees available for immediate planting.

Chair advised she would speak with the Guides as there had been mention of planting additional trees.

Min 1504145 Date of Next Meeting

Finance Committee meeting - Tuesday 27th May 2025 at 6:45pm in The Toll Bar Cottage, 476 Garstang Road, Preston, Lancashire, PR3 5JB

Annual Parish Meeting -Tuesday 27th May 2025 at 7:15pm in The Toll Bar Cottage, 476 Garstang Road, Preston, Lancashire, PR3 5JB

Full Council meeting – Tuesday 27th May 2025 7:45pm in The Toll Bar Cottage, 476 Garstang Road, Preston, Lancashire, PR3 5JB.

Meeting closed by Chair, Cllr. P Hastings at 20:55

Following the meeting, it was agreed to bring forward the date for all of the above meetings to Tuesday, 20th May 2025. The specific time and details for each meeting will be confirmed on the individual agendas, which will be issued with at least three clear days' notice.
