



COPPULL PARISH COUNCIL MINUTES

**MEETING: COPPULL PARISH COUNCIL
WEDNESDAY 10 JUNE 2026 AT 7.00 PM
COPPULL VILLAGE HALL, CHAPEL LANE**

Members of Coppull Parish Council are hereby **SUMMONED** to attend the Annual Meeting of the Parish Council
Members of the public are invited to attend and are extremely welcome

This meeting was audio recorded

IN ATTENDANCE – Councillors Ken McCrea (Chair), Marjorie Parkinson (Vice-Chair), Phil Armstrong, Julia Berry, Neil Coggins, Janette Colecliffe, Matthew Crook, Robin Dodd, Christopher Kay, Lynne Moores, Maggie Peel-Impey, Susan Edwards (Clerk) and members of the public

- 1. APOLOGIES FOR ABSENCE** – Councillors Michael Atherton (another commitment), Sheila Makin (approved leave of absence), Thomas Robinson (another commitment). Councillor Joe McCartney sent in belated apologies.

RESOLVED: Apologies accepted.

- 2. DECLARATIONS OF INTEREST – DISCLOSURE OF PERSONAL / PREJUDICIAL INTERESTS** (Members of the Parish Council are reminded of their responsibility to declare any personal or prejudicial interest in respect of matters contained in this agenda in accordance with the provision of the Local Government Act 2000) and withdraw from the meeting whilst the item is discussed.

- Councillor Coggins declared an interest in item 12.1.
- Councillor McCrea declared an interest for item 10.1 Planning Application – 31 Pear Tree Avenue and Item 12.1.

2.1 DECLARATION OF INTEREST FORM – it is each Councillors' responsibility to ensure that this form is up to date and to declare any interests at meetings.

2.2 DECLARATION OF GIFTS OVER £25 – None.

- 3. 3.1 AMENDMENT/APPROVAL OF THE DRAFT MINUTES OF THE PARISH COUNCIL MEETING DATED 10 JUNE 2026** (emailed/distributed to Parish Councillors)

PROPOSED: Councillor L. Moores

SECONDED: Councillor N. Coggins

RESOLVED: That the above minutes be approved as a correct record.

SUSPEND STANDING ORDERS - Standing Orders state - **Item 15 (e) – in bold : To allow members of the public to address the Council. The total time allowed for this item shall not exceed 20 minutes. Item 75** – Any or every part of the Standing

Orders, **except those printed in bold type**, may be suspended by resolution in relation to any specific item of business. **No decisions can be made by the Parish Council whilst Standing Orders are suspended.**

4. ITEMS INTRODUCED BY MEMBERS OF THE PUBLIC – None.

5. POLICE REPORT – <https://www.police.uk/coppull>. None. Cllr. Berry reported that the PACT meetings are going very well with quite a few residents participating (12/13 people). Dates are now published on Facebook and they are open to members of the public. The Community Beat Manager has taken up some of the issues, i.e. speeding, house closure on Poplar Drive.

6. COUNTY COUNCILLOR'S REPORT – No report from Cllr. Hutchinson.

7. BOROUGH COUNCILLORS' REPORTS – No report from Cllr. Hilton or Cllr. McCartney.

Cllr. Berry reported on the following:

- Planning – refusal of Iris Drive (under planning at item 10.3 Decisions).
- HMO – A resident asked a question about an HMO being refused, which she had seen on Facebook. Cllr. Berry will look into this to confirm.

REIMPOSE STANDING ORDERS

8. GENERAL MANAGEMENT/FINANCE

8.1 Full Accounts for April, May and June 2026 (yet to be audited by Cllr. Makin) – Direct debits/standing orders - Payments made and received (emailed/distributed to Parish Councillors). The Village Hall is doing well now. The Health Visiting group has paid up front for the whole year and a Home Education group has just started. Details of this to be sent to Cllr. Berry.

A discussion to be held soon as to what the remaining CIL money should be spent on. It was felt that it should be something that the whole village would gain benefit from. It was agreed to discuss this at the next Management and Finance meeting in August 2026.

8.2 Scribe accounts package (emailed/distributed to Parish Councillors by separate email). It was agreed that changing the accounts from Excel to this package which is built for Parish Councils will save the Clerk a lot of time and prepare all the necessary reports for audit. There is a set up figure of £549.00, but then a monthly payment of £66.00.

RESOLVED: To put this in the budget for next year for the new Clerk to start from April 2027.

8.3 Kick Foundation – consideration of proposals given prior to the June meeting and Neet Support Grants through Jigsaw (LM). To contact CBC/LCC and Inspire to ensure that the proposals would not be doubling up on what they already do and to discuss again at the next meeting in conjunction with the grants through Jigsaw.

8.4 New barrow for full-time Lengthsman (budgeted) £1177.83 plus vat. This amount was put in the budget for this year.

RESOLVED: The Clerk to order this barrow as soon as possible. This was unanimously agreed.

8.5 Weedkilling Policy – review in line with Chorley Council’s email (emailed/distributed to Parish Councillors). Chorley Council has been asked what weedkiller they use, as the one purchased for the Gardener/Lengthsman without Glyphosate is not killing off the weeds. Chorley Council has had the same result, so they are now using one which does contain glyphosate, but at a much lower concentration than the traditional formulas.

RESOLVED: That more research be done into what effect using Glyphosate would have before a decision is made.

8.6 Play Area updates and report from Chorley Council (emailed/distributed to Parish Councillors):

- Springfield Park: Awaiting a tree inspection. A few minor repairs are needed on the climbing tower, the gates, the zip line, the tyre swing and missing tiles on the 5-bay swing, plus bark required (see item 9). Quotes for a new zip line and safety surface under it, plus under the tyre swing and 5 bay swings are to be requested.
- Byron Crescent: This has now been handed over to the PC and is open for residents. No comments from Chorley Council as the play area was closed at the time for refurbishment.
- Tansley Play area: Chorley Council commented “Satisfactory”. Quotes are still awaited, but the two pieces of equipment required was discussed – a small accessible roundabout (£7,000) will not fit in, so a see saw (£900) to replace the broken one and a springer (£600) to replace a damaged one was looked at and agreed (excluding fitting). All the other equipment will remain but does require painting. To be discussed again when all quotes have been received.

8.7 Allotments update:

- Complaint from allotment holder (To be discussed under confidential at the end of the meeting).
- Fitting of defibrillator – Councillor Armstrong has offered to fit this and will liaise with the tenant of the clubhouse.

8.8 Picnic in the Park Event Sunday 12 July 2026 – Tombola items still required. A meeting was held on Monday and all is going to plan. Safe electrical equipment has been obtained for the food outlets if required, candy floss, children’s entertainer, etc. The bouncy castles are operated by the suppliers on a generator. Set up will commence around 9am, with suppliers and stall holders arriving after 10.30 am. A few activities have had to be changed around at the last minute, but hopefully it will still run smoothly.

8.9 Neighbourhood Plan. A meeting was held with Chorley Council and the official eight-week consultation period will commence on 20 July 2026. It will

be published on their Citizen Space and they will contact everyone who was contacted for Regulation 14, as it is now Chorley's document. It was a very positive meeting. A referral for an examiner has been received by the Parish Council and this will be forwarded to Mrs. Jean Tickle and the consultant.

- 8.10 Snowman Festival (KMc). The Chairman has met with one of the organisers of this event and he is happy to take this on with the help from the Parish Council. He will take people's registrations and put them on the map. Once this is compiled, signs will need to go up. Not doing any leaflet drops this year, as it is very time consuming and not very effective. Will make use of social media and the Parish Council newsletter. This will still tie in with the Christmas Lights Switch-on and volunteers are required for installation and to help set up on the day. The electricity box needs checking/repairing or replacing prior to this. LCC will be asked to attend to this, there will most probably be a cost. Thanks were given to Cllr. Atherton whose idea it was for the Christmas lights originally and who arranged where they would go, etc. This has grown considerably over the years.

To also ask Chorley Council if they could help out with Christmas trees on the shop fronts this year and, if so, the shopkeepers to be contacted and costs obtained.

- 8.11 Chorley Council Liaison Meeting Wednesday 15 July 2026 (KMc/JB). Cllr. Berry will ascertain what is on the agenda for the Chair.

9. DECISIONS MADE UNDER THE CLERK'S DELEGATED AUTHORITY (in conjunction with the Chair and Vice-Chair)

- Picnic in the Park event PRS licence £121.43 plus vat
- New door access lock A1 Fitness £45.00 plus vat
- National Elevator – Call out £127.50 plus vat
- Stewart Haulage – Bark for tyre swing/zip line £770.00 plus vat
- Stewart Haulage – More bark for zip line £390.00 plus vat

RESOLVED: All the above decisions were **RATIFIED** by members present.

10. PLANNING (NC) – A copy of the planning considerations was distributed to all Parish Councillors from Cllr. Coggins. All applications can be viewed at: www.chorley.gov.uk/planning.

10.1 Applications:

- App.No. 26/00538/ADV – 110 Spendmore Lane (Classic Car Workshop) Application for advertisement consent for the display of 2no. internally illuminated fascia signs, 2 no. non illuminated blue fascia signs, 1 no. internally applied store directory vinyl, 5 no. di-bond panel signs, 2 no. internally applied vinyl, 1 no. disabled parking sign mounted on proposed pole, 1 no. hello and goodbye sign mounted on proposed pole, 2 no promotional banner signs and 1 no. internally illuminated gantry sign. This is the proposed signage for the new Tesco store located on the old Robinson and Douglas site. None of the proposed signage appears to breach the rules for such advertising, but given the building is quite low there are some concerns that the illuminated signs on the front of the shop will be potentially distracting to drivers at night / in winter conditions.

RESOLVED: To raise a concern regarding potential dazzling of drivers by low-level illuminated signage. A vote was taken and this was agreed unanimously.

- App.No. 26/00537/FUL – 110 Spendmore Lane (Classic Car Workshop) Installation of 1 no. housed refrigeration unit and 3 no. AC heat pump units. This is an application to permit the installation of necessary air conditioning and refrigeration equipment for the Tesco store. The siting of the equipment between the store and the railway means that it will not be visible to passers-by and the equipment specified appears to meet all necessary legislation in terms of noise levels, etc.

RESOLVED: To support this application. A vote was taken and this was agreed unanimously.

- App.No. 26/00530/FULHH – 87 Pear Tree Avenue – First floor extension above existing garage following conversion of garage to habitable accommodation. This is in effect an application to add a 2-storey extension to the side of the dwelling, by not only converting but also reinforcing the existing garage structure to support a second storey. Whilst the extension will not represent a loss of amenity or privacy to the neighbours (due to the particular siting of the dwelling), there are concerns that none of the proposed three off-street parking spaces are actually adequately long enough to park a vehicle. This, combined with the loss of the double garage, would represent an intolerable loss of 100% of the off-street parking for what would become a five-bedroom dwellinghouse.

RESOLVED: To raise a concern over the potential breach of Chorley Local Plan Policy ST4 and Appendix A – insufficient provision of off-street parking that meets the mandated standards. A vote was taken and this was agreed upon.

- App.No. 26/00486/FULHH – 31 Pear Tree Avenue – Two storey side extension and single storey rear extension. This is a proposal for a partial wraparound extension and mandated change to roof from fully hipped to hip+gable. It does not appear to represent a loss of amenity or privacy for neighbours and, because the rear projection is only single-storey, it does not represent overshadowing. Indeed, two windows that are already present on the side of the dwelling are being removed. The size and massing of the proposal are also in proportion and not excessive.

RESOLVED: To support this application. A vote was taken and this was agreed unanimously.

10.2 **To consider** any planning applications received after publication of this agenda for which a response is required prior to the next meeting

- App.No. 26/00567/FUL – Orchard Heys Farm, Park Road – Single dwelling (self-build) and retention of part of existing storage building to form garage store (following partial demolition of an existing storage building). This is a proposal to redevelop buildings on Orchard Heys Farm into a dwelling house. The Planning Statement accompanying the proposal is deeply flawed in a number of respects,

but the most significant of these is that it attempts to assert that the site constitutes “previously developed land”. The National Planning Policy Framework (NPPF) specifically excludes “land that is or was last occupied by agricultural or forestry buildings”. This exception exists because agricultural buildings can often be erected without having to obtain planning permission in the first place, and using that freedom as a means to bypass the planning legislation through a process called “bootstrapping” is thus expressly and intentionally blocked by the NPPF.

The building proposed to be demolished is, by the applicant’s own acknowledgement, an agricultural store for which planning permission was neither required nor obtained. Therefore, the site of this building is definitively not previously developed land and cannot be treated as such. Having established that the site is not previously developed land, then we look at the land in question in a different light. It transpires that the land in question is washed over as green belt land. As a consequence of this, and the irrefutable fact that the proposed development does not meet any of the defined exceptions from the NPPF, the logical conclusion is that the proposed development is inappropriate and permission should not be granted.

RESOLVED: That the Parish Council object to this application on the following grounds:

1. The proposed development is sited in the location of an agricultural building, for which planning permission was never granted (specifically, an agricultural determination was made).
2. The site is washed over as green belt (and thus should have been excluded from the housing allocation) – it is not grey belt, specifically because of (1).
3. The development fails to satisfy any of the permitted exceptions for which development in the green belt is not considered inappropriate.
4. By having this as a separate application to the “permission in principle” application (26/00177/PIP) that was already submitted, this application should be considered on its own merits alone, rather than as part of the housing allocation designated “Chorley Council allocation reference HS2.21” which is covered by the aforementioned PIP.

A vote was taken and was agreed upon, but Cllr. Berry stated she did not wish to take part in the vote.

10.3 Decisions:

- App.No. 26/00374/P3PAN – 281 Spendmore Lane – Prior approval application for the proposed change of use from commercial, business and service to 1no. dwellinghouse - **PRIOR APPROVAL APPROVED (COU).**

- App.No. 26/00367/CLEUD – 11 New Road – Certificate of Lawful use for the existing occupation of the property by two people living as a single household but requiring 24 support to live in the property for a period exceeding 10 years – **REFUSED.**
- App.No. 26/00338/DIS – Robinson and Douglas, Spendmore Lane – To discharge condition 16 (BAPA) attached to planning permission 25/00916/FUL (Change of use to a local convenience store with other associated development, including changes to elevational openings of the main building, removal of smaller buildings, erection of fencing and plant, changes to access and parking arrangements and landscaping works) – **GRANTED.**
- App.No. 26/00356/DIS – Robinson and Douglas, Spendmore Lane – To discharge condition 17 (Ground Contamination) attached to planning permission 25/00916/FUL (Change of use to a local convenience store with other associated development, including changes to elevational openings of the main building, removal of smaller buildings, erection of fencing and plant, changes to access and parking arrangements and landscaping works) – **GRANTED.**
- App.No. 26/00347/FULHH – Holt Farm, Wigan Lane – Apex glazing to garage and flat roof rear projection to rear dwelling (retrospective) and proposed glazed link between garage and dwelling – **GRANTED.**
- App.No. 26/00191/FUL – 40 Iris Drive (Eaves Green, but in Coppull) – Change of use from C3 dwellinghouse to C2 residential children’s home for up to 2 children (age 7-17) – this application is to be determined at Chorley Council’s Planning Committee meeting on 7 July 2026 with a recommendation for permitting full planning permission (the Parish Council objected to this application in April 2026). This application was **REFUSED.**

11. HIGHWAYS

- 11.1 Survey of Accessibility re pavements and shop access in Coppull (Kmc/JB/PT/R.Toon/NC). Cllr. Coggins has contacted Lancashire County Councillor but has not yet received a response. Also requested survey information/legislation for the footpaths in Coppull and accessibility information. If a response is not received a Freedom of Information request to be put into Lancashire County Council, which should be received within 20 working days. After which, a meeting of this group to get together to proceed with this matter.
- 11.2 Speeding and abuse passing horses (emailed/distributed to Parish Councillors) Cllr. Berry reported that Lancashire Council could be requested to provide some signs to raise awareness, saying “please pass wide and slow”, as they are starting this initiative on 20 September and information could be placed in the newsletter.
- 11.3 The consultation with residents for the Spid on Preston Road has now ended with only one response (favourable). It will now go back to LCC for them to proceed and install the post and the machine itself.

12. CORRESPONDENCE / ITEMS FOR DECISION

- 12.1 Concerns regarding parking and property maintenance at 8 Clancutt Lane – small residential care setting (emailed/distributed to Parish Councillors). A resident had sent an email in regard to this and it was agreed to forward it to Planning Enforcement at Chorley Council, as the Parish Council has no remit in this matter.

13. ITEMS FOR INFORMATION / FUTURE DISCUSSION

- 13.1 Swiftheat – this company came to repair the heaters in the sports hall and the controller was damaged and needs to be replaced. This has been quoted at £482.72. The heaters need a commercial company and it is difficult to get quotes. **RESOLVED:** To go ahead and book this work.
- 13.2 Eaves Green Community Farm – A space for growing food, sustainable farming, wildlife and wellbeing. A local not-for-profit community group, open to the public at certain times, based off Burgh Lane South, Chorley, PR67 3HG.
Contact: eavesgreencommunityfarm@gmail.com for more information.
This information to be put in the notice boards and on the website.
The owners of this land would like to come and give a short address at the next meeting and this was agreed.

The Chairman requested members of the public to leave the meeting as there was a confidential matter to discuss – Agreed.

14. CONFIDENTIAL MATTER

A letter of complaint had been received in regard to the allotments. It was agreed that this would be dealt with by the Chairman initially, talking to the complainant and the Chair and Vice-Chair of the Allotments Committee, and discussed again at the next meeting for the outcome.

The Chairman closed the meeting at 8.50 pm.

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Councillor Ken McCrea
Chair of Coppull Parish Council