



# COPPULL PARISH COUNCIL

## MINUTES



**MEETING: COPPULL PARISH COUNCIL  
WEDNESDAY 11 FEBRUARY 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 and Chaired**

**IN ATTENDANCE** – Councillors Marjorie Parkinson (Acting Chair), Phil Armstrong, Julia Berry, Jan Colecliffe, Matthew Crook, Christopher Kay, Sheila Makin, Ken McCrea, Lynne Moores, Maggie Peel-Impey, Thomas Robinson and Susan Edwards, Clerk – County Councillor Hutchinson and members of the public

**1. APOLOGIES FOR ABSENCE** – Councillors Michael Atherton (Chair – unwell), Neil Coggins (another commitment), Robin Dodd (medical) and Paul Taylor (working)

**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.

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

**2.2 DECLARATION OF GIFTS** – None.

**3. AMENDMENT/APPROVAL OF THE MINUTES OF THE PARISH COUNCIL MEETING DATED 14 JANUARY 2026** (emailed/distributed to Parish Councillors)

**PROPOSED:** Councillor L. Moores

**SECONDED:** Councillor C. Kay

**RESOLVED:** That the minutes of the above meeting 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.

**4. POLICE REPORT** – (<https://www.police.uk/coppull>) – No report received. It was previously agreed not to report on the statistics which are available on the above website. Police representatives to be asked to provide a report if they are unable to attend the meeting.

**5. COUNTY COUNCILLOR'S REPORT** – County Councillor Hutchinson reported on the following:

- Budget for 2026-2027 – should go for a full decision later this month.
- Trading Standards -Successful prosecutions regarding illegal knife sales to minors.
- Farington Cricket Development, providing facilities in Chorley & South Ribble
- Libraries – Literacy and creative engagement initiatives, part of the National Year of Reading.
- Coppull Library – due to have a meeting with the Operations Manager on the 25 February, but this has now been pushed back to March. The internal works are due to be completed by the end of March and will re-open at the beginning of April 2026.

**6. BOROUGH COUNCILLORS' REPORTS** – Councillor Julia Berry reported on the following:

- Anaerobic Digester – This application was refused and is going to appeal. If it is refused at appeal, it will establish a precedent, protecting the green belt. A letter to LCC would be beneficial to reinforce and safeguard the green belt in Coppull. The sand quarry is coming to its life end in 2029-30 and should be returned to green belt.
- Coppull is now becoming the size of a town, although still classed as a village. This is a discussion for a future meeting.
- Coppull Neighbourhood Development Plan – this will be a living document and will have to take into account the changes in legislation in regard to green and grey belts.
- Rivington View Nurseries – Chorley Council has refused the application to sell to the public.

**7. ITEMS INTRODUCED BY MEMBERS OF THE PUBLIC** – Address by resident in regard to planning application 63-71 Jolly Tar Lane (to be discussed after this address by the Parish Council under item 10.1). A resident of Jolly Tar Lane read out a lengthy letter of objection to this development, which has been sent to Chorley Council's Development Control Department, and which members of the Parish Council at the meeting agreed with.

7.1 Another resident commented on the following:

- Anaerobic Digester proposal – also objecting to the application. It would be beneficial to set up a meeting between neighbouring parishes again.
- Potholes throughout the village – Large pothole at the top of Lancaster Street. A lot of others throughout the village. One at the bottom of Regent Street, but smaller ones all around it.
- The old Post Office building on Chapel Lane – parking close to the junction is blocking the site lines and parking on the pavement is forcing people to go out into the road, including people with prams (close to a school) and children on bikes. Request that the Parish Council send a letter to the local PCSO regarding this and to request a Traffic Warden and double yellow lines.

- Double yellow lines also required on Chapel Street, Regent Street and Springfield Road North, all at the junctions with Spendmore Lane, due to cars parking too close and blocking sight lines.
- Love Clean Streets app – anyone can report anything on this app to LCC and the resident had a very positive outcome for reporting the pavement in front of the Alison Arms, which has now been made safe.
- Chisnall – proposed development – a crossing to the school has been requested if this development goes ahead.

## **REIMPOSE STANDING ORDERS**

### **8. GENERAL MANAGEMENT/FINANCE**

- 8.1 Accounts to end of December 2025 – three-monthly check by Cllr Makin. After discussion with the Clerk regarding a missing invoice and bank statements, the matters were resolved and the accounts approved.
- 8.2 Payments made and to be made (emailed/distributed to Parish Councillors). Any concerns to be brought to the next meeting.
- 8.4 Civility & Respect Pledge (emailed to all Parish Councillors as agreed at the last meeting). Noted.
- 8.4 Planning matters - To consider the following:
- set up a sub-committee just to deal with planning applications which need a response before the next PC meeting, with delegated authority to make recommendations on the Parish Council's behalf
  - to reinstate the Management & Finance Committee for this, which already has delegated authority -
  - to email all councillors for their views prior to a recommendation being made to Chorley Council

After a lengthy discussion, it was **RESOLVED** that an additional Parish Council meeting would be held if needed to discuss a planning application that was subject to time restraints, unless an extension to the deadline was granted by Chorley Council.

- 8.5 Distribution of agenda and supporting documents – consideration to purchase tablets for Parish Councillors use £89.99 each for Acer. It was **RESOLVED** not to purchase tablets, as most councillors have their own tablets and it was not felt a good use of public money. The IT provider to be asked to attend and help two Parish Councillors access their emails.
- 8.6 Consideration to purchase a microphone(s) for meeting use approx. It was **RESOLVED** that this was not necessary, as the Chairman uses his own.
- 8.7 Draft policy on publishing councillors' contact information (emailed/distributed to Parish Councillors). Everyone now has a .gov email address, but the policy now is not to publish personal information, such as addresses and personal telephone number. **RESOLVED** to adopt the policy and not publicise personal details in future, just an official email address and ward covered.

- 8.8 New play area at Springfield Park (MA) – Payment to be made in stages, first invoice due on 17 February of 31,288.55, the 2<sup>nd</sup> for the same amount on 24 March and the third payment when everything is completed and passed by ROSPA. **RESOLVED** that the first two payments be approved.
- Photographing of the work – agreed to keep a record of the different stages of development.
  - Opening day – to be arranged when the new play area is completed.
- 8.9 New play area at Byron Crescent
- Changes to Design 1 prior to consultation of all three designs. **RESOLVED** that the three quotes now go out for consultation with residents through the newsletter, website, Facebook and notice boards. Design 1 53,292, design 2 is £59,000 and design 3 £56,900. A query to be made about the track on design 1, whether it is painted on or if in the same material as the surface. *Checked later and it is not painted on, it is part of the same material, just a different colour.*
- 8.10 Tansley Avenue Play Area
- New quotes required for the surfacing and two pieces of equipment – disability roundabout and see-saw.
  - Painting of equipment – old (but solid) equipment needs painting. The Chairman has offered to sand it down and the Lengthsman will paint – Cllr. McCrea also offered to help with the painting.
- 8.11 Allotments AGM – Sunday 15 February 2026 at 11am – the Clerk, the Chairman, Cllr. Parkinson and Cllr. Moores to attend. Cllr. Moores has previously been appointed as the Parish Council’s ongoing representative.
- 8.12 Neighbourhood Plan update (KMC). A meeting has been scheduled to go through all the documents that are required for submission process, although some may need amendments due to the changes in green belt, grey belt and HMO’s. Once the plan has been finalised, it will be presented to the Parish Council for a resolution to be made to submit to Chorley Council.
- 8.13 New Village Hall update (KMC) and amended Lease (sent by separate email). The hall is used and is very busy with the Library and the nursery, and a couple of evening hirers. The lease is still not finalised, and a warning notice has now been received and is to be served. **RESOLVED** that the Parish Council’s Solicitor make all the necessary arrangements on behalf of the Parish Council. All costs will be incurred by the Library’s representatives.
- 8.14 Leisure Centre and A1 Fitness update (MA) – Quotes received for electrical report £2,400 and £1,300 plus vat. **RESOLVED** that the lowest quote be accepted. Both companies had been recommended. A third quote was requested from another company, but nothing was received back.
- 8.15 Casual Vacancy Process from Chorley Council (sent by separate email). Guidance has been provided for both Clerks and Councillors which is a helpful guidance. Noted.

- 8.16 Christmas Lights and Snowman Festival – early discussions (KMc). The lady who organises the Snowman Festival cannot continue this year for personal reasons. Most of the cost was borne by this lady – the total cost was £522. Rivington Village Tea Rooms donated £100, as did the Parish Council. Hopefully, the man who organised and updated the map will continue and the Parish Council can help with the rest. To be confirmed.

The area used for the lights was extremely boggy and is a health and safety issue for next year. It is also not great for disability access. It is Chorley Council's land and they have been approached for fencing off this land and could be asked about hardstanding also. Also hoping to get Christmas trees throughout the village next year, over the shops/businesses with Chorley Council's help. Thanks to Cllr. Armstrong for taking down the highest lights at very short notice. Need to look at updating a lot of the lights for next year. Maybe drainage could also be looked into. The electricity box also needs looking into as it was hit by a vehicle and may need to be replaced.

A discussion took place in regard to obtaining sponsorship for the Christmas lights. Chorley Council recently held a breakfast meeting with some of the local businesses, which might be a starting point to address sponsorship. AW Fire sponsors the lights by helping with the electrical side and putting up the equipment with the volunteers.

## 9. DECISIONS MADE UNDER THE CLERK'S DELEGATED AUTHORITY (in conjunction with the Chair and Vice-Chair) – None.

10. **PLANNING** (NC) - All applications can be viewed at [planning.chorley.gov.uk](http://planning.chorley.gov.uk) – type in the application number in the search box.

### 10.1 Applications (Written report received from the Parish Council's Planning Representative, Councillor Coggins):

- App.No. 26/00006/FUL – 75 Lancaster Street – Change of use of land to domestic garden (retrospective). Discussed at the last meeting as received after the agenda went out – **RESOLVED:** To **SUPPORT** this application.
- App.No. 26/00105/FULHH – 16 Springfield Road – Single storey rear extension and external alterations to existing garage to facilitate provision of habitable accommodation including new roof – a proposal to convert an attached single garage into a bedroom/office. The extension itself does not represent a loss of amenity or privacy for the neighbours, being of single storey construction. It does not represent overdevelopment of the site, since it mostly occupies the existing footprint of buildings that are being converted. However, the proposal represents an entirely unacceptable loss of off-street parking. The enacted @Chorley Local Plan mandates that a 3-bedroom house should have 2 off street parking spaces, which this dwelling does (1 in the garage and 1 on the driveway). However, a 4-bedroom house (which this property would become if the proposal is granted permission) should have 3 parking spaces, but will have only 1. This application, if granted, would represent a clear breach of Policy ST4. The driveway is approx. 45m wide and therefore can only be considered as a single parking space. Removal of the front garden to accommodate additional parking would render the proposal as overdevelopment. **RESOLVED** – to **OBJECT** to this application on the

grounds of a material breach of Policy ST4 of the Chorley Local Plan.

- App.No. 26/00012/PIP - 37 Preston Road – Permission in principle application for the erection of four dwellinghouses – “permission in principle” application which limits the grounds on which objections can be made to 3 factors, namely “Location”, “Land Use” and “Amount of Development”. The land in question is designated Green Belt. The applicants are seeking to have the land classified as Grey Belt, on the basis that the proposed site is essentially landlocked by existing development on both sides. Given the siting, Cllr. Coggins concurs with that assessment. However, the applicants assert (in s5.3 of the “Design and Access Statement”)( that “the site is clearly previously developed land as it is a cultivated and manicured garden”. This is factually incorrect. The National Planning and Policy Framework document, issued December 2024, specifically excludes “residential gardens” in its definition of “previously developed land”. **RESOLVED** – to **OBJECT** to this application on the basis that, whilst the proposal does meet the criteria for the site being considered Grey Belt, that fails to address the following matters:
  - i. The land may not be considered “previously developed land” as that is expressly forbidden by the NPPF.
  - ii. The development would not meet the Green Belt exception of “limited infilling in villages” because it does not fill in a gap in an otherwise developed frontage.
  - iii. The NPPF does not define “openness”, leaving that to interpretation by the planning officers. However, it is reasonable to say that those most affected by the proposed development are the residents whose views over the countryside would be blocked. Whilst normally the loss of a view is not a valid planning objection, in this narrow instance it would appear to be valid and acceptable under the NPPF to say that for those residents, the “openness” of the Green Belt adjacent their homes would indeed be severely comprised
  - iv. The applicants fail to justify that there is an unmet need for this type of development. Namely there would be 4 detached dwellings, each of approximately 175-200m<sup>2</sup> floor area, if the plan drawings are representative. They have not suggested that the development contains any proportion of social housing.
- App.No. 26/00047/FUL – 63-71 Jolly Tar Lane – Section 73 application to vary condition no. 3 (the approved plans) of application 25/00386/FUL (Construction of a self-build, four-bedroom bungalow, with associated car parking and external works) to amend the proposed elevations of the property. Residents had attended the meeting and expressed their concerns and the Parish Council agreed. It is believed that the revisions do not qualify as a Section 73 application. **RESOLVED** – to **OBJECT** to this application on the following grounds.
  - i. The bulk and massing of the building is substantially increased by the addition of a second storey above the garage.
  - ii. The “intensity of use” (i.e. more light spill, more noise, more overlooking into neighbours’ gardens) requires a fresh assessment of residential amenity.
  - iii. The “Design and Access Statement” submitted as part of the original application stated the following in s1.4:

"The proposed dwelling is a two-level bungalow featuring four dormers and an attached double garage. The existing site appears to be relatively flat and level". The definition of an "attached" rather than "integral" garage is clear. Attached garages are not meant to share more than one adjoining wall with the remainder of the dwelling. By placing habitable rooms above the garage itself, and linking through on both floors, it is redefining the garage as "integral" (not something for which the original planning permission was granted).

- App.No. 26/00052/DIS – 222 Preston Road – To discharge condition no. 5 (parking plan) of planning permission ref: 25/00768/FULHH (Single storey side extension to infill an existing carport). This is a technical matter, the Parish Council are only informees, not consultees. That said, the proposal addresses the concerns for which the Parish Council objected (fruitlessly) to the original application. It increases the parking spaces to the number managed by the Chorley Local Plan Policy ST4, whilst removing a low-quality grassed area to the frontage.
- App.No. 26/00030/DIS – Land 53m West of Belvedere, 31 Darlington Street – To discharge condition 17 (drainage scheme verification) of planning permission ref: 21/01076/FULMAN (Demolition of existing dwelling and erection of 67 no. dwellings (including 30% affordable housing) with associated access, car parking and landscaping). This again is a technical matter, and the Parish Council are only informees, not consultees.

**10.2 To consider** any planning applications received after publication of this agenda for which a response is needed prior to the next meeting – **None.**

### **10.3 Decisions:**

- App.No. 25/01203/CLEUD – Rivington View Nurseries, Coppull Hall Lane – Certificate of lawfulness for the existing use of the site for retail sales (use class E (a)) – **REFUSED.** This outcome was not what was expected and many residents were outraged about it. The owner of Rivington View Nurseries to be asked if he needs any help if he wishes to appeal.
- App.No. 25/01126/TPO – 62 Clancutt Lane – Protected tree work TPO 5 (Coppull) 2011 T2, Ash. Selective crown reduction of the overhanging limbs on the driveway – **GRANTED.**
- App.No. 25/00673/FULHH – 421 Preston Road – Alterations to the orientation of the dwelling, single storey side extension and single storey rear extension (following demolition of existing single storey rear extension – **GRANTED.**
- App.No. 25/01124/PIP – Land between 8-11 Goose Green Avenue – Permission in Principle for the erection of a detached bungalow or two-storey dormer bungalow style residence – **GRANTED.**
- App.No. 25/01129/FULHH – 19 Longfield Avenue – Rear dormer and associated external alterations – **GRANTED.**

- App.No. 25/01201/MNMA – Land adjacent Blainscough Hall, Blainscough Lane – Minor non-material amendment – to amend the Wilson house type and the boundary treatments to rear of plots 102-104 – **GRANTED.**
- App.No.25/01157/OUT – Chisnall Hall Farm, Chisnall Avenue, Wrightington – Outline application for farm worker/manager dwelling – **WITHDRAWN.**

**10.4 Land at Mill Lane** – discussion regarding information received from Cllr. Coggins (planning representative). This application has been refused, but official notification has not been received yet. Therefore, the information received from Cllr. Coggins needs no further action.

**10.5 HMO Training at Chorley Council** (sent by separate email to Parish Councillors). This is to take place on Tuesday 3 March at 6pm until 8pm at Chorley Town Hall. There is also an opportunity to attend by Teams. Councillors to inform the Clerk if they can attend.

**10.6 Chorley Council** – Information previously circulated regarding Permissions in Principle and the “Grey Belt” (sent by separate email to Parish Councillors). Noted and if anyone wants a paper copy please see the Clerk.

**11. HIGHWAYS** – None.

**12. CORRESPONDENCE / ITEMS FOR DECISION** – None.

**13. ITEMS FOR INFORMATION / FUTURE DISCUSSION**

13.1 Local Government Reorganisation – information from Chorley Council (sent by separate email to Parish Councillors). The consultation is now open and can be accessed by this link: <https://lancashirelgr.co.uk/say-1>. To put this information on the website.

13.2 Buckingham Palace Garden Party – Chair or Vice-Chair can be nominated.

13.3 The Chair did not wish to be nominated, so the Vice-Chair is to be, together with the Clerk.

The Chair closed the meeting at 9.16 pm.

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Councillor Marjorie Parkinson  
Acting Chair of Coppull Parish Council