

**Minutes of Shevington Parish Council
Policy & General Purposes Committee Meeting
Held Wednesday, 1 February 2023
7pm - The Community Centre at Vicarage Lane Fields**

Present: Councillor William McKnight (Chairman), Councillors John Whiteley, Ira Whiteley, Michael Crosby and Jessica Diggle (via MS Teams)
Co-opted Committee Members: Mr Charlie Neve and Mr David Crook
Mr Peter Collins (*Project Manager New Homes and Regeneration at Wigan Council*)
Three members of the public

In Attendance: Mrs Krystyna Pilkington (Clerk to the Council)

1. Apologies

Cllrs Mike Grimes, John Ball, Chris Horridge and Vicky Galligan
Mr Brian Lomas and Mrs Janet Brown

2. Declaration of Interests

Cllr Bill McKnight w.r.t. Item No.3 (*personal*)
Cllrs John Whiteley w.r.t. Item No.5 (*personal*)
Jess Diggle w.r.t. Item No.5 (*personal & prejudicial*)

Standing Orders were suspended.

3. Shevington Extra Care Provision

The Chairman welcomed Mr Peter Collins (*Project Manager New Homes and Regeneration at Wigan Council*), who had joined the meeting to provide the Committee with an update on the development. Graphic designer's impressions of some aspects of the site had been circulated to members before the meeting. The design

The development would consist of 32 apartments, some of which would have two bedrooms. Eligible residents would need to be over fifty-five years of age to apply for an apartment. Some facilities, such as communal gardens, would be shared.

The project received planning approval from Wigan Council in December. M&Y (who did a large amount of work for Regenda Homes) had been awarded the contract for the construction of the facility. They would be responsible for building the whole scheme and the LA would take control afterwards.

The single-track entrance to the clinic would be removed and would be replaced with a two-way road with footpaths. The road would be built to adoptable standards.

Mr Collins informed the Committee that Wigan Council currently had a very strong focus on community wealth building. In connection with this the contractor had made commitments to work with local sub-contractors and had also agreed to provide either financial or practical support for small local projects.

In answer to questions from those present Mr Collins made the following points:

- The apartments were exempt from the 'right to buy'.
- People from the local community would be prioritised when the properties were allocated.
- All involved in the project were aware of the existence of small unrecorded mineshafts in the area and the dangers associated with them. Care would need to be taken during construction to allow for these.
- The original school buildings were listed.
- The Parish Council would be included on the mailing list – dates of key events would be shared.
- During construction there would be security cameras on site. They would enable the security team to monitor the site remotely at all times. The site would also be protected by hoardings.
- Once the development had been finished and the site was up and running the staff would monitor it. The site would also be gated, with access at the front available to staff and residents.
- Three charging points for electric vehicles would be installed in the car park.

In view of anticipated future changes to legislation gas boilers would not be fitted. Instead the development would be fitted with a geothermal heat pump. A small amount of electricity would be needed to run the heat pump. Solar panels would also be fitted on the flat roof to support the pump. A parapet would hide the solar panels.

Consideration had been given to whether the roof of the development should be pitched or flat. As a pitched roof had meant four fewer apartments, it had been agreed that the roof would be flat. Nowadays flat roofs were built from fibre-glass and would last 50 years.

Artist's impressions of some aspects of the site had been circulated to members before the meeting. The design had a strong frontage along Miles Lane. It had been designed to fit in with and complement existing buildings.

Mr Collins agreed to return in a few months' time to report on progress. He was thanked by the Chairman for his very clear presentation and left the meeting.

4. Village Issues

Anti-Social Behaviour Issue

A member of the public brought a set of anti-social behaviour issues being experienced by an elderly relative to the Committee's attention. The elderly relative was a vulnerable resident of a ground floor flat on the Council estate in Shevington. The relative had been housed in the flat approximately eighteen months ago by Wigan & Leigh Housing. The resident of the first floor flat above was much younger and was already living there when the elderly relative had moved into the flat below.

Since moving into the ground floor flat the elderly resident had found significant amounts of anti-social behaviour occurring in the flat above. This had been reported both to Wigan Council and the Police, but no approaches appeared to have been made to try to address the situation. Previously the anti-social behaviour had consisted mostly of regular noisy gatherings and loud music being played, but recently it had taken the form of physical damage being done to the first floor flat. This had included a brick being thrown at a window.

The issues were discussed. The member of the public was advised that they and the relative should keep a record of events – dates, times and other details – and take photographs, if it was feasible. The Clerk was asked to write to Wigan & Leigh Housing, the Police and the ward councillors to draw the situation to their attention and to ask if the vulnerable resident could be moved to a safer location, as appropriate.

Parking Close to Junction of Highfield Avenue with Gathurst Lane

Another member of the public raised concerns about the way customers of local shops were parking vehicles in Highfield Avenue, close to its junction with Gathurst Lane. The vehicles were being parked partly on what was a narrow stretch of footpath and making it difficult for mobility scooters, wheelchairs and buggies to pass. It was not unusual for several vehicles to be seen parked at this location. In the resident's view double yellow lines or other deterrents were needed at this location to prevent the illegal parking. This was discussed briefly and the Clerk was asked to report the issues to the Police.

Public Footpath Across Gathurst Golf Course

A resident reported that the public footpath that crossed Gathurst Golf Course was covered deep in water. The resident was advised to report it to Wigan Council via the Report It app.

Cllr Mike Crosby joined the meeting.

Bin Missing from Crooke Park Entrance

Mr Charlie Neve reported that the litter bin usually located at the entrance to Crooke Park had gone missing on 26 January. He had written to Wigan Council to report its disappearance. Since its disappearance bags of dog litter had been piling up at the spot where it had once stood.

Dave Tyrer RIP

Mr Neve announced that Dave Tyrer, a veteran and local resident, had passed away a few days ago. His funeral was due to take place at Burscough Crematorium on 24 February. The wake would be at the Plough & Harrow afterwards.

5. Minutes of the Last Policy & General Purposes Committee Meeting (7 December 2022)

Resolved: The Minutes of the Policy & General Purposes Committee Meeting held on 1 December 2022 were approved as a true and correct record.

6. Shevington Fete

It was reported that Shevington Fete would this year be held on the Recreation Ground and in surrounding buildings on Saturday, 17 June.

(a) Fete Stall

Members discussed the proposal that the Parish Council should book an indoor stall at Shevington Fete.

Resolved: The Committee agreed that the booking of an indoor stall at the Fete by the Parish Council should go ahead.

(b) Fete Stall / Pitch Booking Forms

The booking forms for fete stalls / pitches were available from the new Parish Council website: www.shevingtonparishcouncil.net. This was the second year running that the website has been used to provide this facility.

Resolved: The Committee agreed retrospectively that the website could be used for this purpose.

(c) Closure of Shevington Parish Council Car Park

The Committee considered the request that Gathurst Lane car park should be closed to the general public on the day of the Fete.

Resolved: Permission to close Gathurst Lane car park to the general public on the day of the Fete was approved.

7. Text for Council Tax Letter

The Committee received and discussed the proposed text to be included on the letter to be circulated to council tax payers.

Resolved: Members agreed that the phrase: *'...put on hold due to circumstances beyond our control, ...'* should be replaced by: *'...delayed for technical reasons beyond our control, ...'* Subject to this amendment, the text for the 2023-24 council tax letter was approved.

During the short discussion that followed about the drainage in Memorial Park it was suggested that, if necessary, a letter requesting assistance should be sent to the MP.

8. Text Update for Wigan Council Webpage

The Parish Council was allowed an information page on the Wigan Council website. The page contained the names of current parish councillors, their registers of interests and contact details. It also contained some information about the Parish Council. The information – most of which was very out of date and some even incorrect – had been circulated previously to members.

During the short discussion that followed it was observed that the Parish Council did considerably more than what was currently listed on Wigan Council's website. It was agreed that the Clerk would review the text and present the revised version to the Council for consideration at the end of the month.

9. Planning Applications

The Committee considered and noted the following planning applications:

- **A/22/94806/PDR: Wood Farm, Back Lane, Appley Bridge**
Prior notification for the proposed change of use from part agricultural land to flexible use to provide secure parking for private motor homes and caravans

This application had been briefly brought to the Council's attention during the Council meeting on Wednesday, 25 January. The current status of the application was that it had been withdrawn.

- **A/22/94732/HHRET: 4 Parkway, Standish (Shevington Moor)
Erection of a 1.46m high fence (Retrospective Application)**
- **A/22/94648/OUT: Owd Barn Service Station, 50 Wigan Lower Road, Standish Lower Ground
Outline application for residential development of up to four dwellings and associated development following demolition of existing buildings**
This proposed development was just outside the Parish boundaries, but was considered because of its potential impact on areas within the Parish. The Co-opted Committee member for Crooke Village, which bordered the area of the proposed development, had met with the owner of the land to discuss the development. He reported that there had so far been one objection from a neighbour. The entrance to the development would be where the entrance to the garage was at present. Water from the development would not be draining into Mill brook. Hence, the flood risk from the development to Crooke Village was minimal. United Utilities were well aware of the flooding issues experienced by areas of Crooke.

Mr Neve advised the Committee that he would be reporting about the application to the CVRA at their meeting the following week. If residents had any issues with the application that they thought should be pursued, he would report back to the full Council meeting later in the month.

- **A/22/94715/OUT: Land Adjacent 22 Lyndon Avenue, Shevington
Outline Application for the erection of a dwellinghouse on land to be severed from adjacent dwellinghouse, (seeking approval of access and layout)**
- **A/22/94439/OUT: 119 Gathurst Lane Shevington WN6 8HS
Outline application for the erection of 2 dwellinghouses seeking approval of access, scale, and layout following the demolition of the existing dwelling.**

10. Dates of Next Meetings

22 February (Council); 1 March (Policy & General Purposes and Finance Committees)

There being no further business, the Meeting closed at 8:29 pm.

Chairman