

Lowton East Neighbourhood Development Forum (LENDF)

Minutes of Meeting held on Monday 14 August 2018, at Lowton Social Club

<http://www/lendf.co.uk>

- Chair – Ed Thwaite, Covering Secretary – Gill Turner
- Cllr Kath Houlton, Cllr Ed Houlton, Cllr James Grundy

Number of attendees: 35

1. Minutes from last meeting – not read at meeting but copies had been sent out by email, posted onto Facebook and paper copies were available.
2. Wigan Council to be told to reduce its house builds by 53% by Greater Manchester Spatial Framework.
 - This equates to approximately 11'000 properties. Government Inspector reduced the planned building in Lowton/Golborne from 3000 to 1000 houses (600 Lowton and 400 Golborne). The council has already passed 1300 planning allocations for Lowton and Golborne.
 - Builders are getting planning permission but are not building. Our Councillors discussed this with MP Jo Platt. This is an issue throughout the country. White paper going through Parliament regarding this. Suggested date for completion given at the planning meetings and if not complete the land taken off them. This will stop builders stockpiling land for future builds.
 - Mayor Andy Burnham has delayed his plans to ensure the new figures are considered. With the suggested 53% reduction of building no more permissions should be given by Wigan Council. 800 planned builds Atherton/Howe Bridge area, and 2000 Hindley Green should be put on hold.
 - The proposed development on land adjacent to East Lancs Road (A580), William Adamson's land, land near cricket club Pennington and others have been pulled from the last plans. Andy Burnham desires town centres to be re-developed before using greenbelt land.
 - Andy Burnham is still interested in the progress of Hs2, Parkside and the development at J23.
3. New plan for houses down Pocket Nook Lane on old scrap yard.
 - Jigsaw (Adactus) Housing will probably get planning permission due to it being a brown site. Outline planning been put forward. There was planning permission on the land given for 30 houses but this has now lapsed.
 - New plans are for 48 units including 11 x 1 bedroom flats.
 - Site densities, traffic, potential problems, type of flats were discussed. It was agreed that the current plans are unacceptable and Councillors will

discuss with Marie Bintley and try to change the planning etc with no flats or for them to be sheltered accommodation for old people.

- There have been issues where social housing has been in the form of flats (potential problems). Jigsaw interview and screen tenants.
- Architect at Wigan Council asked for the site to be planned like this and Jigsaw support it. Council to be asked to change the brief as above.
- Discussion about the type of build needed for the village and not for them to end up as a social problem.
- The current development in Pocket Nook Lane has slowed down and there are only 8 sold at present.

4. Have Wigan got a 5 year delivery plan.

- Wigan Council does not have a five year plan and intended to allow 1000 built per year (5000). They will carry on giving planning permission until they are told officially to reduce the intended numbers by 53%.
- Wigan Council did not plan any house building in Lowton/Golborne but builders wanted to build here and also using greenbelt land.
- At a meeting with Bloor Homes affordable housing prices were discussed and they class housing costing £140'000 as affordable housing.
- No places available for junior schools but sufficient places available for secondary schools. 25% of Section 103 monies should go to primary school places as children having to attend school outside Lowton/Golborne. There are a lot of families moving into the area and Wigan Council use population figures of babies born in the area - in these figures very little change from 1960's and do not include children moving into the area.
- A Planning Team officer attended a meeting in Golborne and we question the information given by him to this group of people. We have asked him to clarify some of the points he made. Will produce answers next meeting

5. Oakland Road Park ASB

- Police are looking into it. Children were on the park with a large speaker playing music until 03:00 and continued with this when walking home.

6. Parkside update

- No update at present.
- It was reported that Wigan Council has objected to the planning. Confirmation will be requested regarding this by Councillors and on what grounds they objected.
- Newton station is nearly done but no completion date yet. The ticket office has been sublet.

7. Travellers

- Vigilant villagers in Surrey were furious after being told to be empathic towards the travellers after their local park/greens were wrecked.

- Police still not using the law to move on more than 5 vehicles that are on private land and can evict them if requested by the land owners.
- Section 61 of the Public Order Act was discussed. Rochdale Council went to the High Court and the Police had to get involved to use this law.
- Article in the Daily Telegraph highlighted Travellers using land where ex MP's live and they have written to Teresa May to demand the law on deliberate trespass be change to a criminal offence.

8. Pond Clean

- A big thank you to all who helped. We planned to dig out and put sheets down to help reduce water loss – could not do this as it rained heavily overnight.
- Trees cut back and thank you Len Boyle from the allotments for attending with his chainsaw.
- The ducks are back on the pond.

9. Diggle Green

- Nothing is happening from the Environment Agency. Still complaints being logged but people reported not as bad in the last few weeks. What do we do next?
- Various smells reported over the last few weeks – some are human waste being spread passed Diggle Green near the chequered bridge, Culcheth.
- It was reported that Croft/Culcheth residence are also complaining.
- It was reported that the owner of Diggle Green has various places (Rossendale, Bryn, Bake-up depots). Golborne residents also complaining of smell as recycled waste is spread at different places.
- Perhaps MP of Leigh, Jo Platt contacts the MP in Warrington and Rossendale to report higher (Minister of Environment).
- **Post Meeting Note: A letter has been received from the Environment Agency so your telephone calls are working, read the letter below:**

Odours- Diggle Green Farm August 2018

Dear Resident.

Thank you for contacting the Environment Agency to report odours in the Lowton, Leigh and Culcheth areas. We would like to take this opportunity to provide you with an update on the current situation.

Diggle Green Farm Composting Facility (A Broster Limited), holds an Environmental Permit for waste activities (composting). The Environment Agency regulates the site for compliance with the conditions of this permit.

Odour

The Environment Agency monitors the site on a regular basis which includes unannounced site inspections and routine off site odour monitoring in the local area. We have given advice and guidance to the operator on where improvements need to be made in terms of how the waste is managed, and these have been incorporated into an odour management plan which forms part of their permit conditions.

We have received an increase in the number of complaints recently and have therefore stepped up our on and off site monitoring and inspections. During both announced and unannounced visits we have substantiated an offsite odour and have required the operator to submit to us proposals to address this. These proposals have been submitted to us and improvements have been made both on site at Diggle Green Farm and also off site at another facility which supplies composted material to Diggle Green, Farm for further treatment. Programmed improvements including mobile screening of equipment and creation of wind breaks is still ongoing and we expect this to make a positive difference. We have also noted odour from some vehicle movements off the site, and have passed this information on to the local council as this would fall within their remit. Prior to delivery to the site waste is now undergoing additional aeration helping to reduce airborne odours.

The compost produced at the farm is to a standard which means it is no longer considered waste and therefore, any nuisance from spreading or transport of this product is not under the regulatory control of the Environment Agency and would fall within the remit of the local council. Whilst many of the reports received have highlighted Diggle Green Farm to be the cause of odour in the area there are also other sites and activities in the area, such as land spreading of manures and sewage sludge that have the potential to cause odour.

Reporting Incidents

Please continue to report incidents of odour to our 24 hour incident hotline. The hotline number is 0800 80 70 60. If you wish to report an incident we would ask that you please do so as soon as possible and that odour is described as accurately as possible, as that will help us to investigate. Due to the number of incident reports we receive, we are not able to call every individual back personally. We will, however, continue to provide feedback to residents by the Use of these updates.

Any concerns around transportation or spreading of compost onto land should be directed to Warrington Borough Council, Environmental Health Department on 01925443322.

I have included a link to our complaints procedure

www.gov.uk/government/organisations/environment-agency/about/complaints-procedure

If you remain unhappy you have the right to escalate it further in line with our complaints procedure. If you wish to do this please write to us at Richard Fairclough House, Knutsford Road, Warrington, WA4 1 HT or email us at correspondence.gmmc@environment-agency.gov.uk .

AOB

- ✓ The land St Catherine's Church stood on has been sold. It is not Jigsaw who has bought it but no name provided yet as to who has.
- ✓ Andy Burnham – he has an update of what he is doing as Mayor. The Greater Manchester Spatial Framework is being rewritten.

Housing/affordable housing, save the greenbelt etc is delayed until October because of the consultation of 12 weeks. You can read report on this link <https://organise-production.s3.eu-west-1.amazonaws.com/uploads/1533648139.pdf>

- ✓ Hs2 – no fresh news.
- ✓ It was requested to highlight a local woman, Sarah Edwards who has been paralysed after a trampoline accident. She is aged 37 and has two young children. Fund raising events to be arranged and group notified of them.
- ✓ Last Night of the Proms – This is booked for Saturday 13 October and tickets will be limited. Monies were donated last year to the Meningitis Trust and £672 was raised. The question was asked where this year's monies are to be donated and it was suggested and agreed by all to donate to the rehabilitation for Sarah Edwards as noted above.
- ✓ Councillor James Grundy advised there will be a meeting on 9th September 2018 @ 15:00 at the St Luke's War Memorial after it was refurbished. All are welcome.

NEXT meeting

Monday 10 September 2018 @ 19:30 (7:30pm) (Lowton Social Club)