

## Minutes for Monday 11<sup>th</sup> March 2019 meeting.

Held at Lowton Social Club  
[www.lendf.co.uk](http://www.lendf.co.uk)

Chairman: Ed Thwaite  
Councillors: James Grundy, Ed Houlton, Kath Houlton

No. Attendees: 28

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### 1. **Andy Burnham Question Time**

Andy Burnham, the mayor, stated he wanted to deliver a station for Leigh and the best option in the short term would be Kenyon Junction.

He was asked by Cllr Grundy to rule out compulsory purchase of the land along the A580 which farmers don't want to sell. Wigan planning officers threatened compulsory purchase at the consultation meeting held at Lowton High School. This he did stating no person would have to sell their land if they don't want to. That is unless it was a small ransom strip stopping development.

Finally, Mr Burnham said he isn't objecting to HS2 – until the chairman and Cllr Ed Houlton brought to his attention that there will be no direct HS2 service down the new line through Lowton from Wigan to London. All London HS2 services stopping a Wigan will continue down the West Coast Line through Warrington and Crewe before joining the HS2 line to London.

Andy Burnham then said if the HS2 team confirm this with him, he'll then object to the Bamfurlong loop.

### 2. **Developments**

There are now plans for building 103 houses at Hilton Park, 218 houses at BICC and 98 at Sovereign Fold – totalling 419. These are all over and above the amount the Government Inspector recommended.

<https://www.leighjournal.co.uk/news/17314447.plans-to-build-98-homes-on-sovereign-fold-road-leigh-raises-raft-of-concerns-from-residents/>

### 3. **Bottle Pit Land**

The land was supposedly being surveyed; however there is a large area of protected woodland on these fields that would restrict development. This land is included in the safeguarded land for development, however there are no plans in for it at the moment.

### 4. **St. Catherine's**

Some work supposedly started on the St. Catherine's land before planning permission has been given. However, it looks like planning permission will be given providing the transport surveyors say access to Newton Road is viable.

## **5. New Build Estate Charges**

Wigan Council have confirmed that they will not be taking on the maintenance of green spaces and playing fields on any new build estates; this will result in a service charge being made by the developers of around £300 per house, this is on top of your rates.

The danger is the maintenance contract will be sold on and there appears to be no cap on what can be charged. The council will still look after highways and lighting

Please read following.

<https://www.bbc.co.uk/news/uk-england-46279048>

<https://www.homesandproperty.co.uk/property-news/legal-qa/do-we-have-to-pay-estate-charges-and-council-tax-30460.html>

## **6. Diggle Green**

The effects of Diggle Green have been felt again over the past few weeks, however the Environment Agency say they are currently working with the owners to improve the situation, see letter below.

*Odours - Diggle Green Farm March 2019*

*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 regulate the site for compliance with the conditions of this permit. The Environment Agency requested that the site operators updated their Odour Management plan (OMP) last year, this is a requirement of their operational permit. The OMP details how the site is to operate to reduce the potential of offsite odour and the Environment Agency assess this document.*

*Green waste and compost arrives on site and is managed in piles that are turned regularly to allow oxygen levels to increase and help the compost process. When the piles (windrows) are turned this can release odours so the site have installed a weather station to ensure that these types of activities are carried out when the wind direction is away from any houses.*

*During the past few months the site has undergone improvements that has recently meant the moving of the compost piles to allow the installation of new concrete site panels and a new entrance to the compost area that has been designed to stop the free flow of air through the site. There has also been an increase in height of the soil site walls that have been additionally planted with trees and fast growing willow, there will also be a reduction in the compost pile*

sizes. These changes will help stop any odours leaving site. The improvements will be completed within the next 4 weeks.

We will continue to monitor for odours around the local community and we have officers who regularly carrying out checks.

### **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 01925 443322.

I have included a link to our complaints procedure <https://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, WH4 1HT or email us at <mailto:correspondenc9.gmmc@envlronment-agency.gov.uk>

## **7. Next Meeting 8<sup>th</sup> April 2019**