

## **Grimsargh Parish Council**

Minutes of the Parish Council meeting held on Thursday 4 September, 2025 at Grimsargh Village Hall at 7.30pm.

**Present:** - Councillor Trevor Haines (Vice-Chairman); Councillor Mrs Joyce Chessell; Councillor David Hindle; Councillor Mrs Agustina Oliver and Councillor Simon Rusling.

**In attendance:-** Sue Whittam – Clerk to the Council  
Councillor Stephen Whittam – Preston City Council  
25 members of the public

### **39. (25/26) Apologies for Absence/Chairman's Health & Safety announcements**

The Vice-Chairman, Councillor Trevor Haines welcomed everyone to the meeting and briefed the Parish Council on possible health and safety considerations for this evening's meeting.

Apologies for absence were received from the Chairman, Councillor Peter Burton, Councillor Mrs Lynda Cryer; Councillor Terry Cryer and PCSO Ellie Burke.

The Vice-Chairman, Councillor Trevor Haines chaired the meeting.

### **40. (25/26) Declarations of Interest**

Councillor David Hindle and City Councillor Stephen Whittam declared an interest in item 12 Grimsargh Wetlands due to being members of the Grimsargh Wetlands Trust.

### **41. (25/26) Minutes of the Last Meeting**

#### **Resolved**

That the minutes of the Parish Council Meeting held on 3<sup>rd</sup> July 2025 be approved as a correct record and signed by the Chairman.

### **42. (25/26) Adjournment for Public Participation**

The Chairman, Councillor Trevor Haines adjourned the meeting for public participation and asked if anyone had anything to raise under this item.

There were a number of local residents at the meeting who had come along to raise their concerns about the proposed change of use at the former Brown's Mitsubishi site to a petrol station and shop. A number of residents lived close to the site on Langden Fold and they were worried about the impact on their homes. One resident said that he had contacted Preston City Council and had obtained copies of the redacted responses that had been sent to Preston about the proposed planning application, there were 37 comments against with little support for the proposals. Concerns were raised about the proposed one-way system at the site and the lack of space available to allow larger vehicles to enter and exit the site; the opening hours

of between 6 am – 11 pm; light pollution; worries about fire risk from the petrol station; the proposed vent for petrol tanks close to nearby homes; potential noise; the increase in traffic and waste storage. It was noted that Lancashire County Council Highways had objected to the site as currently planned, and there had been concerns raised by the Environment Agency regarding possible groundwater contamination.

One resident also said that they were also concerned about noise, and although a noise survey had been undertaken, residents felt that the survey was difficult to justify because it was “modelled” on predicted noise due to the proposed activities on site. Additional concerns were also raised about the proposed two-meter high perimeter wall which could impact on pedestrian safety, and the potential over intensification of the site. There were also historic issues with the site when it had previously been a petrol station, with residents reporting problems with petrol odour emanating from their drains, especially after wet weather. There had also been previous issues with surface water flooding, caused by inadequate drainage.

The Chairman, Councillor Trevor Haines asked if anyone else had anything to raise with regard to this planning application and one resident said they were concerned about the use of CCTV impacting on their home. The Clerk explained that there were strict rules around the use of CCTV and that it should only be in used within the curtilage of the property and not be used to look into neighbouring homes or gardens. A further resident commented on issues relating to parking and they thought that people using the store would just park on neighbouring roads, which would also cause issues.

The Chairman, Councillor Trevor Haines asked if anyone had any further issues to raise with the Parish Council. One resident raised the issue of broken street lights on Langden Fold that had not been working for the last three months. Councillor Stephen Whittam said he would take this matter up with Lancashire County Council.

One resident also expressed an interest in the Parish Council vacancy which would be advertised shortly.

The Chairman, Councillor Trevor Haines thanked everyone for attending and raising their concerns with the Parish Council, he then reconvened the meeting.

### **43. (25/26) Town and Country Planning Act, 1990**

The Parish Council gave consideration to the following Planning Applications: -

- |              |   |  |
|--------------|---|--|
| 06/2025/0838 | - | 36 Chandlers Way, Grimsargh PR2 5DY<br>Proposed large detached garage.   |
| 06/2025/0787 | - | Land to the west of Preston Road, Grimsargh<br>Erection of 48no. bungalows for over 55s and care home<br>with associated car parking,landscaping,open space and<br>access from Preston Road (pursuant to 06/2024/0495 to<br>seek variation of condition no. 1 approved plans and<br>condition no. 3 surface water sustainable drainage for |

units 43-48).

- 06/2025/0763      -      181-183 Preston Road, Preston PR2 5JP  
Change of use from a car showroom (Sui Generis) to a retail kiosk (Class E), erection of petrol filling station (Sui Generis) including 2no. petrol pumps and single storey canopy, amendment to existing access and associated parking and landscaping.
- 06/2025/0748      -      144-146 Grimsargh Post Office, Preston Road PR2 5JQ  
Change of use of part of the ground floor from storage space to take away/food prep area (Sui Generis) including installation of ventilation extract within roof structure.

With regard to Planning Application 06/2025/0838 the Parish Council had no comments to make on this application.

With regard to Planning Application 06/2025/0787, it was noted that the application proposed minor alterations to the design and layout of the previously approved plans, and therefore the Parish Council had no comments to make on this application.

With regard to Planning Application 06/2025/0763, this had been discussed at length under public participation, and it was clear to the Parish Council that a number of residents were very unhappy with the proposal. The difficulty was that the site was a brownfield site and had previously been used as a petrol station and shop prior to 1997.

It was moved and seconded that the Parish Council should object to the proposed development and four Parish Councillors supported this, with one against. The motion to oppose was therefore carried.

After taking into account the resident's concerns the Parish Council agreed to formally object to the application for the following reasons: -

**Traffic/highway/pedestrian safety:-** Although the applicant stated that this development would not increase traffic journeys, it would increase the frequency of vehicles, and the number of HGVs and larger vehicles using Grimsargh, especially as consideration must be given to deliveries, including fuel to the pumps and retail deliveries. The Parish Council supported the comments made by Lancashire County Council Highways that large vehicles could not safely enter and exit the site and they would have to cross over the central line of the highway to manoeuvre into the site. A two-metre wall was included on the plans at the front of the site, which would also limit visibility and would be a danger to pedestrians and cyclists.

**Noise/drainage/odour:-** Although the applicants had undertaken a noise survey, in reality it was difficult to predict the impact on the residents who lived close by on

Langden Fold, which was currently a quiet cul-de-sac. Although the deliveries were scheduled between 7 am and 4 pm, by their nature they would be noisy and all vehicles have "beeping" signals when reversing. This would no doubt be a small, intensive, busy site with increased vehicle trips, and noise and odour issues from fuel and retail. There had been historic incidents on site from when the site was previously a garage with Langden Fold and Yew Tree Avenue residents having issues with petrol odour emanating from their toilets and drains especially during wet weather. Adequate drainage needed to be installed to ensure that these problems did not cause issues to nearby residents. Surface water flooding had also been an issue on this site previously.

**Demonstration of need:** - Although the applicant stated that the petrol station and shop was needed in Grimsargh, there had been no survey or information to support this statement. There had also not been any consultation with local residents. Grimsargh is a very busy village and already had a retail shop in the village. There were further shops and fuel stations within a couple of miles at both ends of the village.

**Groundwater contamination:-** The Parish Council supported the views of the Environment Agency that it was not acceptable that the proposed underground fuel tanks would be sub-water table. Fuel by its very nature can be dangerous and damaging to the environment.

**Fire safety:** - From the information provided on Preston City Council's website, the Parish Council could see no consultation with the relevant authorities who regulate petrol stations, such as the Petroleum Licensing Authority (PLA); Lancashire Fire & Rescue and the Health and Safety Executive. One of the proposals was to remove a large tree close to a house on Langden Fold and replace it with a vent for petrol. If not already done so, the Parish Council suggested that Preston City Council should consult with the authorities mentioned above before a decision was reached on this application.

**Light Pollution/CCTV/waste storage/parking:** - The proposed site included a canopy for the fuel pumps and the site will be operating until 11 pm every day. There would also be an ATM which will be illuminated. This would cause unnecessary light pollution in the area and have a detrimental impact on residents living close to the site. Extensive CCTV at this type of development would be used, and measures should be put in place to ensure that the CCTV does not encroach on the properties that are very close to the development.

The site of the waste storage backs onto properties in Langden Fold and the Parish Council would ask for the storage to be moved away from the residential properties.

Although parking was provided for 21 vehicles (which included 1 Electric Vehicle Point), the Parish Council would ask if this was adequate for this development, as Grimsargh already had issues with vehicles parking on neighbouring roads.

With regard to Planning Application 06/2025/0748, the Parish Council agreed to raise a couple of concerns relating to the lack of parking in front of the store, which was already an issue at the moment, and was likely to increase due to the nature of

the proposed business. Their other concern was regarding the waste storage, and where the bins would be located on site, as this was not clear from the information provided by the applicant.

There were no further planning matters for discussion at the meeting.

### **Resolved**

i) That with regard to Planning Applications 06/2025/0838 and 06/2025/0787, the Parish Council had no comments to make on these applications.

ii) That with regard to Planning Application 06/2025/0763, the Parish Council agreed to formally object to the Planning Application for the reasons as set out above.

iii) That with regard to Planning Application 06/2025/0748, the Parish Council agreed to raise a couple of concerns with regard to parking and waste storage, as set out above.

### **44. (25/26) Parish & Town Council Conference**

The Parish Council gave consideration to attending the Parish & Town Council Conference to be held on 1<sup>st</sup> November starting at 9.30 am at County Hall, Preston. This would be followed by the LALC AGM in the afternoon. Members of the Parish Council were asked to let the Clerk know if they wished to attend.

### **45. (25/26) Defibrillators**

The Clerk reported that the current defibrillators were now getting towards the end of their use, and that there was limited availability of replacement batteries. The Clerk had been looking at replacing all the defibrillators and cabinets, but the cabinets did still to appear in good order with no sign of any rust. She had therefore sought approval over the summer break from the Parish Council, and subsequently ordered 3 new defibrillators for Grimsargh Club, the Village Hall and the Village Green (Cricket Pavilion) which were the Perimedic fully auto (FA) costing £695 each + VAT. The battery life on each of these defibrillators was significantly longer and the pads could be used for both adults and children. The Parish Council ratified this and agreed that the defibrillators should be funded from Parish Council CiL monies.

With regard to the old defibrillators, the Parish Council agreed that these could be given to North West Ambulance Service (NWAS) as spares to be used for community use or for training purposes.

### **Resolved**

i) That approval is given to the purchase of three new defibrillators for Grimsargh Club, the Village Hall and the Village Green (Cricket Pavilion) at a cost of £695 each + VAT to be funded from Parish Council CiL monies.

ii) That approval is given for the old defibrillators to be given to NWAS to be used for community use or for training purposes.

#### **46. (25/26) Dates of Meetings 2026**

The Parish Council gave consideration to the draft dates of the Parish Council meetings for 2026 and approved the following: -

Thursday 8 January 2026 \*(note change of date)  
Thursday 5 February 2026  
Thursday 5 March 2026  
Thursday 2 April 2026  
Thursday 14 May 2026 \*(note change of date due to Elections)  
Thursday 4 June 2026  
Thursday 2 July 2026  
Thursday 3 September 2026  
Thursday 1 October 2026  
Thursday 5 November 2026  
Thursday 3 December 2026

#### **Resolved**

That approval is given to the dates of Parish Council meetings for 2026 as presented above.

#### **47. (25/26) Financial Matters and banking**

It was noted that we currently had an estimated £175,848.68 in the Nat West bank as at 5 August 2025. It was reported that we had received £3,442.75 reimbursement VAT.

It was also noted that the following invoices had been paid since last meeting: -

David Steele, Lengthsman, Inv1 – June 62 hours @£19.00 total £1,178.00. (Cheque no 1326).

Sue Whittam Clerk's salary July £1032.80 + newsletter distribution £187.20 = total £1,220. (Cheque no 1327).

North West Mowers, strimmer for Lengthsman, £626.50 (Cheque no 1328).

Mark Easom for cutting field/orchard £233. (Cheque no 1329).

David Steele, Lengthsman, Inv2 – July 80 hours @ £19.00 total £1,520. (Cheque no 1330).

Sue Whittam Clerk's salary August £1032.80 + Jayne's bench £564.00 = total £1596.80. (Cheque no 1331).

Replacement defibrillators £2,502. (Cheque 1332) (CiL monies).

Preston City Council Newsletter July 2025 £727.75. (Cheque no 1333).

We had also paid Direct debit Nest Pension Clerk, 6 June, and 7 July £67.71; and bank charges up to 30 May 2025 - £1.75; bank charges up to 4 July £5.95.

### **Resolved**

1) The following invoices were approved for payment: -

i) Sue Whittam Clerk's salary 15 September £1241.26 (note this includes back pay from April as the new salary scales have been agreed with LALC.

ii) HMRC Q2 Tax and NI £2,038.78.

### **48. (25/26) Clerk's report – for information only**

The Clerk reported that Grimsargh was in the final two for their category in the Best Kept Village Competition and had been invited to the awards presentation on 13 October, where we would find out if we had won. The Parish Council would be able to send two attendees to the awards presentation which would be held at Eaves Hall, Clitheroe at 2.00pm.

It was noted that the Parish Council had received an email asking for a pump track in the village. The Clerk reported that she would include an item on the October Agenda to look at activities for young people in the village.

The Clerk reported that the Parish Council vacancy could now be advertised as a co-option, as there had been no request for an election. The vacancy would be filled in line with our usual procedure with potential applicants being asked to attend a couple of meetings of the Parish Council to see the type of work that was involved, and to understand further information about the role.

It was noted that Jayne's bench had been ordered and should be delivered in September. Councillor David Hindle said that the beautiful headstone for Jayne's grave was now in place.

### **49. (25/26) Date of Next Meeting**

It was noted that the next Parish Council meeting would be held on Thursday 2nd October 2025 at 7.30 pm at Grimsargh Village Hall.

*That the public be excluded from this meeting during consideration of the following items of business on the grounds that there is likely to be disclosure of exempt information which is described in the paragraphs of Schedule 12A to the Local Government Act 1972 which is specified against the heading to each item, and in all the circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing it.*

**50. Grimsargh Wetlands (para 8)**

(Councillor David Hindle and City Councillor Stephen Whittam left the meeting).

A confidential discussion was held.

**Resolved**

That the Parish Council unanimously agree that no land that forms part of Grimsargh Wetlands should be sold or disposed of, and should continue to be held in perpetuity for Grimsargh.

**51. Hoggin Path & Associated Works – Scoping (para 3)**

A confidential discussion was held.

**Resolved**

- i) That the update from the Clerk is received and noted.
- ii) That approval is given for all costs associated with the project is funded via Parish Council CiL monies.