Up Holland Parish Council

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Minutes of the meeting of Up Holland Parish Council held on **Tuesday 8th September 2026 at 7.30pm** in the Up Holland Methodist Church, Alma Hill, WN8 ONR.

Present: Cllr Neil Smith (Chairman), Cllr Jenny Whiting (Vice-Chairman), Cllr John Gardner, Cllr Helen Johnston, Cllr Gill Sinnott, Cllr Richard Taylor, and three members of the public including Borough Councillor Richard Lee.

7.15pm to 7.30pm:

John Lechmere, Deputy Group Lead Volunteer of Up Holland Scouts attended and gave an overview of his contact with Breck Homes, developers of a housing estate on the former Ravenhead Brickworks at Chequer Lane. The uniformed groups currently meet in local meeting rooms but going forward would hope to have a dedicated scout hut, ideally paid for by new development. Unfortunately, the current application does not include such a scheme.

MINUTES

1. To record apologies for absence

Apologies were accepted from Cllr Linda Jones, Cllr Nigel Swales, Cllr Andrew Grant, Cllr Neil Pye and Cllr Alex Stoddart.

2. To receive declarations of interest

None declared.

3. To ratify as a correct record the Minutes of the meeting held 14th July 2026

The Minutes were accepted as a correct record of the meeting and duly signed by the Chairman.

4. Financial Matters:

- **Accounts for ratification and payment**

Methodist Church	110826	Room hire general meetings	54	£20.00
David Ogilvie	110826	Roadside benches	55	£4,149.60*

Bernard Keyworth	110826	Installation of benches	56	£465.00
Wm Fernandez	170826	Cleaning 3 noticeboards	57	£15.00
PKF Littlejohn	180826	External audit fee	58	£378.00*
Design 4 Print	180826	CGU posters	59	£28.00
Helping Hands Env	180826	Children's litter picking equipment	60	£1,604.40*
Kaite Properties	190826	Dry stone wall Farley Lane	61	£600.00
Kaite Properties	190826	Clock base brickwork repairs	62	£100.00
G Sinnott	200826	CGU – plants reimburse	63	£105.71
HMRC	240826	Tax & NI payments	64	£426.70
E A Broad	240826	Salary, expenses	65	£1,513.68
NEST	250826	Pension payment	66	£232.64
Laurence Davis	250826	Grass cutting contract	67	£1,437.50
Yates Playgrounds	250826	Play area inspections	68	£352.00*
ROSPA	250826	Annual inspection play areas	69	£456.00*
Unity Trust	300826	Bank charges	70	£7.00
G Sinnott	020926	CGU flowers for around clock	71	£ 55.91
L Davis	020926	Removal of dangerous branches	72	£300.00

*contains recoverable VAT

Receipts:-

CCLA	020826	Return on investment	£335.92
CCLA	020926	Return on investment	£338.54

Bank balance as at 2nd September 2026

Reserve account:	£186,886.38
Current account:	£ 5,051.45
Total:	**£191,937.83**
CCLA balance on investments	£103,906.09
Total:	**£ 295,843.92**

The accounts were ratified and authorised for payment.

The quotation for Christmas Lighting supply and storage by P & R Electricals was confirmed and a date of Friday 4th December 2026 at 6pm for switch on was agreed. Further details will be confirmed closer to the date.

The NALC salary scales recommendation for an increase in clerk's hourly salary from £20.29 to £20.96, back dated to April 2026, was agreed.

An update on Neighbourhood Community Infrastructure Levy spending was given as follows:-

Previous years	
Total amount of CIL received in financial year (2024/25)	£0
Total amount of CIL received in financial year (2023/24)	£0
Total amount of CIL received in financial year (2022/23)	£ 967.39 **exp 2027/28**
Total amount of CIL received in financial year (2021/22)	£0
Total amount of CIL received in financial year (2020/21)	£ 98,70157 £34,639.21 remains
Total amount of CIL received in financial year (2019/20)	£ 24,675.39 spent
Total amount of CIL received in financial year (2018/19)	£ 673.49 spent
Total amount of CIL received in financial year (2017/18)	£ 0
Total amount of CIL received in financial year (2016/17)	£ 5,074.50 spent
Total amount of CIL received in financial year (2015/16)	£ 6,426.00 spent

NCIL of £30,000 had been set aside for a project that cannot now continue.

It was resolved to use NCIL to paint the bus shelter at Hall Green and purchase a bench and noticeboard, that can be moved when the building is demolished.

It was agreed to issue a donation of NCIL money, up to £15k, to Crawford Village Hut & Playing fields to assist with costs of resurfacing the carpark at the Hut. This donation is subject to receipt of audited accounts, quotations and a plan of the work to be undertaken.

Councillors will investigate the idea of a pump park in the parish.

It was agreed to keep the lowest amount necessary in the current account and deposit as much as possible in the reserve account for the end of September in order to maximise interest accrued. In October, transfer £150k into the CCLA, again to maximise interest.

- **Consider donation for Royal British Legion Poppy Appeal**

It was resolved to donate £250 to the Royal British Legion Poppy Appeal. Payment by way of cheque to be given to Pemberton/Orrell branch, who supply a wreath for presentation during the Remembrance Service.

- **Presentation of Conclusion of Audit paperwork**

The conclusion of audit was noted and displayed for members of the public to see on the website and noticeboard at Hall Green. PKF Littlejohn, External Auditors, raised no areas of concern.

5. Scheme to issue litter picking equipment to the primary schools

It was resolved to purchase child-sized litter picking equipment and donate a number of these to each primary school in the parish. Cllr Alex Stoddart will present ten to Crawford School. Cllr Gill Sinnott and the Cleaner, Greener Up Holland group will present them during school assemblies at St Teresa's, St Thomas the Martyr and Roby Mill Schools.

6. Consider limited work to improve the look of Hall Green bus stop (WLBC owned; due for demolition)

It was resolved that once the graffiti had been dealt with by WLBC, the parish council contractor will paint the walls, create a gate to shut off the recess, and install a bench with a simple noticeboard using funding from the Neighbourhood Community Infrastructure Levy.

7. Ward Reports: Update the meeting on issues Councillors are attending to, including an update on the work of Cleaner, Greener Up Holland

Crawford Ward: The carpark to Crawford Village Hut is in need of resurfacing. The Committee has been fund raising to meet the cost. As an infrastructure project supporting a true community asset – local groups can hire the hall at a very reasonable rate and money raised gets invested back in the local community – this could be supported with NCIL if Parish Councillors chose to do so. It was resolved in principle to budget up to £15,000.00 to the Crawford Village Hut & Playing Fields Committee on receipt of a copy of recent audited accounts and sight of the plans for the work to be undertaken. Cllr Alex Stoddart delivered ten child-sized litter picking kits to Crawford School to encourage children to look after the environment and these were gratefully received.

Tontine & Hall Green Ward: Cllr Jenny Whiting & Cllr Gill Sinnott were instrumental in planting in the garden around the Millennium Clock. Repairs to the brickwork have been completed.

Village Ward: The CGU group is communicating well with the WLBC Clean & Green Team. The bank account is now in place and funding partners are being sought. There will be representation at the Building Better Orrell GROW event on the 27th September 2026. It was agreed to purchase bulbs to be planted in public areas across the village. There will be liaison with WLBC to ensure they are aware of the project and do not cut the grass where bulbs are planted.

Cllr Sinnott – building at the former Ravenhead Brickworks, Chequer Lane, will be called into Planning Committee for decision. There is more concern from members of

the public about activities at St Joseph's College building as more trees have been removed.

Cllr Johnston – can LCC Highways be asked if our roads can have speed bumps or other traffic calming measures?

Cllr Gardner – Seconded that there are concerns again around St Joseph's College; noted more trees are to be delivered to pad out the Miyawaki woodland and that the children's Eco Council at St Thomas would like to be involved in planting.

8. To further discuss Roby Mill Book Exchange BT Kiosk

This project is continuing.

9. Update on provision of roadside benches

There is now a new bench (mining) on Chequer Lane and another (farming with horse and plough) on Garnett Lees, with the Up Holland Highwayman bench on order. It was agreed to purchase a bench to be installed in the bus stop at Hall Green, that can be moved when the bus shelter is demolished.

10. To discuss any play area issues, to include updates on the following:-

- **ROSPA inspection of play areas and to agree any maintenance work**

The council agreed to arrange the maintenance work recommended by the report.

- **Trees at Lawns Avenue**

The overhanging trees noted in the report were dealt with urgently. The further tree work will form part of the overall autumn tree plan.

- **Agree the purchase of new signs, where required**

It was resolved to order new signs from Wigan Council for the Janet Lally field and for the MUGA wall at Lawns Avenue. It was agreed to clean the signs that need it.

11. To record any police issues

The meeting heard that there had been a car accident along Ormskirk Road. There continue to be problems of youths on unregistered e-bikes and quads.

12. Update from LALC (Lancashire Association of Local Councils)

The next meeting of the area committee will be on Thursday 17th September at 7pm. LALC AGM will follow the LCC Parish & Town Council Conference on Saturday 14th November 2026.

13. Any Update from Borough or County Councillors

Borough Councillor Richard Lee gave a full update on issues with WLBC. The meeting heard that the household waste collections had again suffered due to staff non-availability but that WLBC will always prioritise general waste even if recycling is less often. This is a whole of borough issue and not focussed on Up Holland. Regarding estate agent boards along the highway; only one was on WLBC land, LCC Highways will be told of the problem of estate agents erecting boards on the grass verges rather than alongside the property for sale. The planning issues of greenbelt along Tontine and Ravenhead Brickworks estate are both called into the Planning Committee for decision.

The municipal car park alongside The White Lion public house is not clearly designated because the publican has erected Patrons Only signage, which is not legal. WLBC Enforcement gave a time limit for removal but this time has now passed and the signs are still there. Cllr Sinnott has spoken with the Pub Manager and contacted Thwaites brewery so they are all aware that this is not acceptable. The public require parking here to visit the church and post office so giving Thwaites an option to rent the land for patrons only is strongly objected to.

14. To consider any planning issues or applications

Ref. No: 2026/0692/FUL
Location: Inya View 36 Dingle Road Up Holland Lancashire WN8 0EN
Proposal: Double Storey side extension

Parish Council Response: Up Holland Parish Council objects to this application on the grounds that the proposed two-storey side extension would have an unacceptable impact on the residential amenity of neighbouring properties, particularly the bungalows on Rivington Drive.

The relationship between the application property and Rivington Drive is important. Rivington Drive is predominantly characterised by bungalows, which sit at a lower level due to the sloping topography. Consequently, the proposed two-storey extension at 36 Dingle Road would appear substantially more dominant and overbearing when viewed from the neighbouring properties below.

The Parish Council shares the concerns raised by neighbours:

• Loss of natural daylight and sunlight to existing windows.

• Increased overshadowing and loss of sky visibility, arising from the height, length and mass of the proposed two-storey structure.

• Loss of outlook and an overbearing sense of enclosure**,** particularly given the elevated position of the application property relative to the bungalows.

• The cumulative effect of the height, depth, proximity and roof massing of the extension, rather than simply the distance between the extension and the neighbouring boundary.

The Parish Council is concerned that the submitted plans do not sufficiently demonstrate the effect of the proposal on the affected rooms and windows at No. 2 Rivington Drive. Given the difference in levels between the properties, the impact should be assessed from the actual position and level of the neighbouring dwelling rather than solely from the site boundary.

The proposal should therefore be carefully assessed against Policy GN3 of the West Lancashire Local Plan 2012–2027 and the Council's Design Guide SPD, particularly the requirement to protect reasonable levels of residential amenity for neighbouring properties.

The Parish Council considers that the combination of a two-storey extension and the site's elevated position could result in a significant and unacceptable loss of amenity to the neighbouring bungalow.

If the Planning Authority is minded to approve the application, the Parish Council would ask that consideration be given to reducing the scale of the extension closest to No. 2 Rivington Drive, including reducing its height or depth, increasing the separation at first-floor level, or making the section immediately adjoining the neighbouring property single-storey.

For these reasons, Up Holland Parish Council considers that the application, in its current form, has not adequately demonstrated that it would avoid unacceptable harm to neighbouring residential amenity and therefore objects to the proposal.

Ref. No: 2026/0661/PIP
Location: Land At Tontine Road Up Holland Lancashire
Proposal: Erection of up to six dwellings

Parish Council response:

The applicant's assertion that the site constitutes "Grey Belt" is not accepted. The site is open, undeveloped agricultural land & its openness is an important part of the character of this section of Tontine Road. Development would extend the existing built frontage into the countryside & result in further encroachment of development into open land. The fact that the site is bounded by existing properties does not, in itself, make it Grey Belt or mean that it has lost its Green Belt function, separating the conurbations of Up Holland & Orrell, (with rural Tontine).

The applicant describes the site as an "infilling opportunity", but building on this open field would represent an extension of the built-up area rather than genuine infilling within an established settlement. It reduces the visual openness of the Green Belt, erode the rural character of Tontine Road & create a more continuous ribbon development.

The proposal would be out of keeping with the established character of this side of Tontine Road, where properties are predominantly large, historic semi-detached or detached homes set within a spacious rural setting, rather than a continuous modern housing frontage. 6 new dwellings on this open site would represent a significant change in character & would erode the openness of the countryside. Development

diagonally opposite, at Cinnamon Brow has already significantly increased the number of vehicles entering Tontine Road. The cumulative impact of further development needs to be properly considered, particularly given the character, classification & capacity of Tontine Road.

There are significant highway safety concerns. Tontine Road is the only route to Up Holland High School from the village & is heavily used by schoolchildren & parents. There are no pavements along this section of road, & a further access/junction for 6 dwellings would create additional conflict between vehicles & pedestrians.

The applicant's assessment gives insufficient weight to the wider purposes & functions of the Green Belt. Government Grey Belt guidance makes clear that identification of land as Grey Belt does not automatically mean that it should be released from the Green Belt or that development should be approved; wider policies & considerations must still be applied. There is no dispute that West Lancashire has a housing land supply shortfall. However, a general shortfall does not establish that these particular 6 dwellings need to be provided on this Green Belt agricultural field. The contribution of only up to 6 dwellings would be modest & should not outweigh the permanent loss of open Green Belt land.

The claimed sustainability of the location is also questioned. Being within proximity of a bus route & services in Up Holland & Orrell does not, by itself, demonstrate that this edge-of-settlement location is a genuinely sustainable location for residential development. Government guidance requires sustainability to be considered in the context of the specific site & development. Furthermore, this is an application for Permission in Principle. The applicant acknowledges that the detailed layout, design & final number of dwellings have yet to be established. It is therefore premature to conclude that up to 6 dwellings can be accommodated "without causing any undue impacts".

The site also provides an important open landscape & visual break along Tontine Road, contributes to the rural setting of existing properties & provides habitat for wildlife. Development would result in the loss of this open green space & would obscure existing attractive views towards Wigan & the surrounding landscape from Tontine Road. The Parish Council therefore considers that the applicant has overstated the case for Grey Belt status & understated the harm arising from the loss of this open agricultural land

Ref. No: 2026/0627/FUL
Location: 10 Kilburn Road Orrell Wigan Lancashire WN5 8UG
Proposal: Extension of dormer to the front of the property and addition of rear dormer. Infilling windows on the gable end.

Parish Council Response: No objections to this proposal.

Ref. No: 2026/0603/PIP
Location: Bank Top Farm 66 Bank Top Roby Mill Up Holland WN8 0QQ

Proposal: Application for Permission in Principle: The demolition of existing outbuildings, removal of mobile home and construction of No. 1 detached dwelling.

Status: Decided – Approved.

Ref. No: 2026/0598/FUL

Location: Ibstock Bricks, Ravenhead Works Chequer Lane Up Holland WN8 0DD

Proposal: Demolition of existing former Ravenhead Brickworks factory and erection of 232 dwellings, reconfiguration of the existing vehicular access point, re-opening of the north-western access

Parish Council Response: Objects to the proposal.

Comment:1. Overdevelopment and Housing Density The proposed provision of 232 dwellings represents a very intensive form of development at this semi-rural site. The Parish Council is concerned that the density of housing leaves insufficient space within the site, resulting in a cramped layout that is out of keeping with the character of the surrounding area which is characterised by low-density residential development comprising substantial detached and semi-detached dwellings with generous gardens and open aspects across fields and farmlands. This gives the area an attractive semi-rural setting that should be respected by any new development. The proposed density of 232 dwellings is out of keeping with this established pattern of development and would result in a more urban form of development that would erode the semi-rural character of Chequer Lane. A lower-density scheme would provide a more appropriate relationship between dwellings, create a better living environment for future residents, allow for additional landscaping and open space, and integrate more sympathetically with neighbouring properties.

Whilst the Parish Council supports efficient use of land, the National Planning Policy Framework (NPPF) makes it clear that developments should not seek to optimise density at the expense of creating beautiful, sustainable and successful places. NPPF emphasises that planning decisions should ensure developments are visually attractive, sympathetic to local character and provide a high standard of amenity for existing and future occupants. The Parish Council considers that the proposed layout is overly intensive, with limited space between dwellings and insufficient opportunity for meaningful landscaping, biodiversity enhancement and public open space. The result is a cramped form of development that fails to reflect the character of this part of Up Holland.

2. Highway Safety and Traffic Impact The development will generate a significant increase in vehicle movements onto the local highway network. Chequer Lane and the surrounding roads already experience congestion at peak times, being something of a rat run to the motorway. The additional traffic generated by a development of this size will place further pressure on roads that already experience capacity issues and may adversely affect highway safety for motorists, pedestrians and cyclists.

3. Pressure on Local Infrastructure. The Parish Council has serious concerns regarding the capacity of local infrastructure to accommodate the proposed number of new residents. In particular:- Local primary and secondary schools already experience significant demand, and there is concern that sufficient school places will not be

available.- GP surgeries and other healthcare services serving Up Holland and the surrounding area are already under considerable pressure, with residents frequently experiencing difficulty obtaining appointments. Without appropriate investment in local services, the development risks placing an unacceptable burden on existing residents and public services.
4. More Appropriate Alternative The Parish Council believes the site is suitable for residential redevelopment but considers that a substantially smaller development would be more appropriate. A reduced number of dwellings would lessen traffic impacts, reduce pressure on local services, improve the quality of the development, provide greater opportunities for landscaping and biodiversity, and create a scheme more in keeping with the character of Up Holland. 5. Cumulative impact - Since this is one of several recent housing developments proposed or approved in and around Up Holland, West Lancashire Borough Council should assess the combined impact of all these developments on roads, schools, GP surgeries, drainage and community facilities, rather than considering this application in isolation.

Ref. No: 2026/0585/CON
Location: Allied Business Centre 1 Potter Place West Pimbo Up Holland WN8 9PH

Proposal: Approval of details reserved by condition nos. 8 (surface water sustainable drainage strategy); 9 (Construction Surface Water Management Plan) and 12 (Construction Management Plan)

Parish Council Response: No comment on this proposal.

15. Resolution for the Exclusion of Press and Public

It is recommended that members of the press and public be excluded from the meeting during consideration of the following items of business in accordance with Section 100A(4) of the Local Government Act 1972 on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A to the Act and as, in all circumstances of the case the public interest in maintaining the exemption under Section12A outweighs the public interest in disclosing the information. The nature of the exempt information and the relevant exemption paragraph is shown.

Resolved.

16. Provision of Goods and Services

(a) Further action on tearoom creation at Bowling Green and Tawd Valley Development

It was resolved to permit use of the land by and TVD in return for construction of a base for a tearoom and assistance with utilities connection, rather than car park resurfacing. It was also agreed to share Sphere Architects details so that contact can be made and for the Chairman and Clerk to attend Sphere Architects offices to discuss this further.

(b) Next steps for allotment creation at Delamere Way/Morris Road field

It was resolved that an independent soil sample be arranged and that the Clerk and Chairman meeting with Sphere Architects at their office to take this matter further.

(c) To agree winter tree work

Four contractors had been contacted to supply quotations and two were obtained. It was resolved to accept the lowest quote.

(d) Consider schedule of work for grounds maintenance contract 2026/7

The schedule was discussed and will be agreed administratively.

There being no further business, the Chairman closed the meeting at 9pm.

Cllr Neil Smith
Chairman to Up Holland Parish Council ***13th October 2026***