

# ULNES WALTON PARISH COUNCIL

MEETING: Council Meeting

DATE: Monday 13 October 2025, 7.00 pm

VENUE: The Old School, Ulnes Walton Lane, Ulnes Walton

## A G E N D A

1. Apologies for Absence  
To receive apologies.
2. Declarations of Interests  
Members are reminded of their responsibility to declare any personal or pecuniary interest in respect of matters contained in this agenda, or brought up at any point in this meeting, in accordance with the adopted Code of Conduct.
3. Minutes of the Meeting held on 8 September 2025  
To receive and approve the minutes of the meeting distributed to Councillors.
4. Councillor Vacancy  
To consider an application Mr David Williams to a casual vacancy.
5. Residents Surgery  
The meeting will be adjourned.

The Parish Council welcomes and encourages input from residents on issues relating to the village or in connection with any item appearing on the agenda of the Parish Council Meeting. A short time is set aside at Council Meetings for residents to raise their questions or concerns. This session will be restricted to 10 minutes in total. No legal decisions may be taken.

6. Planning  
New planning applications for consideration:

Application	Proposed Development	Location
25/00797/FULHH	Removal of selected existing windows and external doors; formation of new window openings in revised positions; installation of new windows to match existing fenestration, where applicable and making good all external finishes to match existing materials and detailing	Great Nelsons Farm Ulnes Walton Lane
25/00824/FUL	Section 73 application to vary condition 19 (drainage) of planning permission ref. 24/00817/FUL (Section 73 application to vary condition 3 (approved plans) of permission 23/00706/FUL (Section 73 application to vary condition 3 (approved plans) of permission 22/00509/FUL (Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings (resubmission of 20/01087/FUL)) to amend the dwelling types of Plots 5 and 6) to change the design and layout of Unit 2) to amend the drainage details	Roecroft Farmhouse Ulnes Walton Lane

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## 6. Planning (cont.)

25/00833/FUL	Section 73 application to remove condition no. 1 (temporary consent) of planning permission ref: 22/01094/FUL (Change of use of a field from agricultural land to secure dog walking and training field, and erection of 1.8m high fencing along with associated car parking (retrospective)) (allowed on appeal - APP/D2320/W/23/3323509) to allow the use on a permanent basis	Land at Holker Lane
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## 7. Financial Matters

- i) To receive the finance update.
- ii) To consider requests for payment made to the Council.

## 8. 2026-27 Precept

To provide suggestions for inclusion in the draft budgets.

## 9. Peter Lathom Charity

To confirm the appointment of Cllr Sloan as Parish Council nominee.

## 10. Consultation - Homes of Multiple Occupancy

To consider a response to Chorley Council consultation relating to an Immediate Article 4 Direction for homes of multiple occupancy.

## 11. Reports from Outside Bodies

To receive reports from Members attending meetings on behalf of the Council.

## 12. Date of Next Meeting

To confirm the date of the next meeting.



CLERK  
26/09/2025

**Ulmes Walton Parish Council**

**Reports for Meeting 13 October 2025**

**1. Apologies for Absence**

**2. Disclosure of Interests**

**3. Minutes of Meeting held on 8 September 2025**

**4. Councillor Vacancy**

An application for co-option from Mr David Williams will be considered (private details enclosed).

**5. Resident's Surgery**

**6. Planning**

Other applications: None

Permissions:

<b>Application</b>	<b>Proposed Development</b>	<b>Location</b>
25/00596/FUL	Section 73 application to vary condition nos. 4 (approved plans) and 8 (demolition of existing buildings) of planning permission ref: 25/00124/FUL (Erection of 1no. dwelling (following demolition of garage and outbuildings) to alter windows and facing materials and to enable works to construct the approved dwelling to commence prior to the demolition of existing buildings	Round Bush Holker Lane
25/00715/FULHH	Two side extension, single storey front extension	Green Acre Flag Lane
25/00728/DIS	Application to discharge conditions 6 (biodiversity enhancement measures) and 7 (materials, boundary treatments, levels and landscaping details) of planning permission ref. 24/00165/FUL (Removal of a temporary agricultural workers static caravan and replace with permanent agricultural workers dwelling)	Four Acres Ulmes Walton Lane

Refusals: None

Withdrawn: None

Appeals allowed:

<b>Application</b>	<b>Proposed Development</b>	<b>Location</b>
25/00008/PIP	Inspectorate Reference: APP/D2320/W/25/3362388 Appeal by Mr Elston against the decision to refuse an application for permission in principle for up to five dwellings. The appeal was allowed on 29 July 2025, as the Inspector found the site to meet the definition of Grey Belt. An application for costs from the resident was dismissed.	Land North of Lydiate Farm Cottage Lydiate Lane

**7. Financial Matters**

- i) Councillors will receive the monitoring statement.
- ii) Requests for payment for the current month will be approved.

**PTO**

## **8. 2026-27 Precept**

A draft budget for 2026-27 will be presented at the November meeting which will form the basis for discussions and calculations, with the final precept budget to be approved at the December meeting.

To assist with the preparation of the draft budget, Members are invited to provide suggestions for expenditure for 2026-27.

## **9. Peter Lathom Charity**

The appointment of Cllr Sloan as the Parish Council nominee, for a term of office to expire on 2 May 2029, will be approved.

## **10. Consultation - Homes of Multiple Occupancy (HMOs)**

Councillors will consider a response to a Chorley Council consultation on the introduction of a Article 4 Direction for homes of multiple occupancy to remove the permitted development rights for the change of the use from a building and any land within its curtilage from a use falling within Class C3 (dwellinghouse) to a use falling within Class C4 (Houses in Multiple Occupation) across the borough of Chorley.

The introduction of an Article 4 direction will allow better regulation and monitoring of HMOs, as HMOs will be identified for mandatory licensing and routine monitoring, and conditions can be attached to planning permissions. It will improve the Council's ability to ensure the management standards of HMOs are maintained.

An Article 4 direction is not an automatic ban on new HMOs and does not prevent the conversion of dwellings to HMOs, as planning permission may still be granted for such conversions, where they are appropriate, and can still provide a valuable role in meeting housing needs.

Without an Article 4 direction, any future policy in the Central Lancashire Local Plan or a future Supplementary Planning Document or equivalent, which has a policy on conversion of dwelling houses to HMOs would not apply to conversions for six or fewer residents as these would have permitted development rights.

## **11. Reports from Outside Bodies**

Reports will be provided from any meetings attended by Councillors on behalf of the Council.

## **12. Date of Next meeting**

The scheduled date is Monday 10 November 2025.

## **Forthcoming meetings**

Meetings usually begin at 6:30pm at Chorley Town Hall. Confirmation will be sent as and when received.

Chorley Liaison -      Wednesday 15 October 2025  
                                    Wednesday 21 January 2026  
                                    Wednesday 18 March 2026

Western Parishes Neighbourhood Area meeting - Monday 23 March 2026

## ULNES WALTON PARISH COUNCIL

**MINUTES** of the Council Meeting held on 8 September 2025 in The Old School, Ulnes Walton Lane, Ulnes Walton commencing at 7.00 pm.

Present Councillors J Dalton (Chairman), E Doran, P Sloan and N Watkinson.

Also present 1 Member of the Public.

### 60/25 Apologies for Absence

None received.

### 61/25 Declarations of Interests

None declared.

### 62/25 Minutes of the Meeting held on 14 July 2025

Resolved: the Minutes (as circulated) were approved and signed by the Chairman as a correct record.

### 63/25 Residents Surgery

A resident expressed concerns regarding vehicle speeds along Ulnes Walton Lane, particularly in the vicinity of The Oaks. The resident advised the 30mph limit speed limit is often ignored.

Several residents had provided suggestions of what could be obtained for local residents from any proceeds arising from the development of the Third Prison at Wymott. These included incorporating a community facility within the Bowling Club building, outdoor exercise equipment, community gardens, improvements to the road system, screening to avoid overlooking of residents properties and controlling parking on the estate roads to ensure visitors and staff use the designated car parks.

### 64/25 Planning Matters

25/00655/FUL Surfacing works in order to facilitate provision of a car park including associated landscaping and planting at Denizes Farm, Southport Road

25/00707/FUL Erection of a replacement, self-build, detached, dwelling house with existing dwelling house demolished upon completion of new dwelling at Auldene, 338 Southport Road

25/00715/FULHH Two side extension, single storey front extension at Green Acre, Flag Lane

25/00824/FUL Section 73 application to vary condition 19 (drainage) of planning permission ref.

24/00817/FUL (Section 73 application to vary condition 3 (approved plans) of permission

23/00706/FUL (Section 73 application to vary condition 3 (approved plans) of permission

22/00509/FUL (Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings (resubmission of 20/01087/FUL)) to amend the dwelling types of Plots 5 and 6) to change the design and layout of Unit 2) to amend the drainage details at Roecroft Farmhouse, Ulnes Walton Lane

There were no objections to these applications.

### 65/25 Finance

i) Resolved: the Monitoring Statement was approved and signed by the Chairman.

ii) Resolved: the following payments were approved:

£ 149.60	Eccleston Parish Council	Litter picking
£ 355.94	Staff costs	Salary and deductions
£ 30.36	Easy Websites	Monthly fee

66/25 Third Prison

Possible actions relating to the Prison development were considered. Councillors agreed membership of the, soon to be established, Prison Liaison Group would provide the most effective means of raising local requirements and the concerns of residents.

Nominations to join the Liaison Group were considered. The Ministry of Justice has advised meetings are to be scheduled regularly throughout the construction of the prison and will, initially, be virtual, with on-site meetings taking place as the build progresses.

Councillor Watkinson volunteered for the meetings and Councillor Dalton volunteered to attend the in person meetings.

Resolved: Councillors Dalton and Watkinson are to be nominated.

66/25 Parish Council Facebook Page

The setting up of a Facebook page to provide updates and information to local residents was considered. This would not take the place of the current methods of communication with the Parish Council.

Resolved: the Facebook page, to provide information and updates, is to be set up.

67/25 Reports from Outside Bodies

The Peter Lathom Charity has a vacancy for a local co-opted trustee. The charity is also looking for referrals of local residents who may be suffering need, hardship or distress.

68/25 Date of Next Meeting

Monday 13 October 2025.

69/25 Exclusion of the Press and Public

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the exclusion of members of the press and public for the following item was considered on the grounds that the item comprises information relating to the financial or business affairs of any particular person (including the authority holding that information) and, in accordance with Part 1 (3) of Schedule 12A to the Local Government Act 1972, is exempt from public disclosure.

Resolved: due to the confidential nature of the business to be transacted, Members of the press and public were excluded for the consideration of the following item.

70/25 Personnel Matters

The Clerk's salary was increased in accordance with the National Joint Council for Local Government Services Pay Agreement for 2025-26.

There being no further business the Chairman declared the meeting closed.

..... (Chairman)