

SIMONSTONE PARISH COUNCIL

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Date:	02 July 2026		
Place:	St. Peters School Church Hall, Simonstone		
Present:	Councillors: D. Peat (Chair), A. Duckworth, C. Pollard, M. Vaughton, J. Hampson, R. McKelvey, S. Finn.		
In attendance:	Clerk to the Council (Dr A Haines)		
Meeting started:	19:10	Meeting closed:	20:52

260207/

1. APOLOGIES FOR ABSENCE.

Accepted: Cllr Malcolm Peplow.

2. APPROVE THE MINUTES OF THE COUNCIL MEETINGS HELD ON 7 MAY 2026.

Meeting in two parts: annual parish meeting (approved) and normal business (approved). Signed by Cllr David Peat as a correct record.

3. DECLARATIONS OF DISCLOSABLE PECUNIARY AND OTHER REGISTRABLE AND NON-REGISTRABLE INTERESTS.

Cllr McKelvey declared an interest on item 21 (planning matters, neighbour of planning application).

4. PUBLIC PARTICIPATION

None.

5. FINANCE REPORT.

The Clerk submitted a report seeking approval for the accounts to date, the Reconciliation of Receipts and Payments and the Schedule of Payments (Appendix I).

RESOLVED THAT COUNCIL:

- a. Approve the accounts to date.
- b. Approve the Reconciliation of Receipts and Payments, Schedule of Payments for May-June 2026, and receipts for period 1st April-30th June 2026.

6. REVISION AND APPROVAL OF SPC GRANT APPLICATION POLICY

The clerk reminded members of our current (2024) SPC Grant Application Policy and sought amendments and approval to renew policy.

Cllr McKelvey – threshold of £60 for applications is too low. Could we raise this to £150? Would still have to make a formal application. We always have the option to request further information if an application is below the threshold.

Cllr Hampson – we need to understand what applicants have done with the money once it has been received.

Also – applications that will not be considered (p8): the penultimate bullet point about discrimination, we should change what follows – against any UK protected characteristics.

Clarification on the point: Under additional information (p10): ongoing commitments to award grants or subsidies in future years will not be made. A fresh application will be required each year. Could this read in one line so all follows as one point.

RESOLVED THAT COUNCIL: Approve SPC Grant application policy with amendment to £150 threshold and clarification (unanimous vote).

Request a follow up from the Little Green Bus.

7. REVISION AND APPROVAL OF SPC SOCIAL MEDIA POLICY

The clerk reminded members of our current (2024) SPC Social Media Policy and sought amendments and approval to renew policy.

Cllr Peat feels that the key principles are useful.

Cllr Hampson: Under key principles, where it says councillors must not use their title on personal social media, this is difficult as not everyone is going to be having a separate Facebook account for social media. Shouldn't be a case where you can't say on public social media that you are not a councillor.

Cllr McKelvey – this is a grey area for misuse.

Cllr Hampson: P13 – on addressing allegations of misuse, we should go to monitoring officer of Borough Councillor.

Cllr Hampson also queried key principles – consent from third parties when uploading material. Could we take this out of key principles section and put under guidance?

RESOLVED THAT COUNCIL: Approach Maia Hill and seek advice on code of conduct and governance (regarding using Cllr title on social media) and check on protocol for addressing allegations of misuse/reposting material on social material.

8. REVISION AND APPROVAL OF SPC WEBSITE POLICY

The clerk reminded members of our current (2024) SPC Website Policy and sought amendments and approval to renew policy.

Clerk manages website material, don't have nominated editors currently.

RESOLVED THAT COUNCIL: Change 32.2 – Nominated editor – this is the parish clerk. Approve SPC Website policy with amendments.

9. MOBILE PHONE COSTINGS:

The clerk submitted a report updating members of mobile phone costings and SIM plans and suggested strategy for sharing cost with Read Parish Council.

RESOLVED THAT COUNCIL: Clerk to purchase more expensive mobile phone and split cost with RPC.

10. RISK ASSESSMENT POLICY

The clerk submitted a report informing members on regulations surrounding risk assessment and management.

Cllr Peat – Longridge's risk register looks very good with colour coordination, supports perception of residents reading document. Most items are relevant to us, very clear.

RESOLVED THAT COUNCIL: permit clerk to draft a risk assessment policy and register similar to Longridge and share at next meeting.

11. AMENDMENTS TO CODE OF CONDUCT AND DECLARATIONS OF INTEREST

Cllr Peat gave a verbal update following recent Councillor Code of Conduct training informing member of the new guidelines.

Use of titles has been covered already.

Very comprehensive training – would encourage all other councillors to attend.

Code of conduct – one of changes being made is to remove visibility of addresses on declaration of interest form. Clerk has already done this on our website.

RESOLVED THAT COUNCIL: clerk to update Cllr Hampson's pecuniary interest form taken from RVBC website.

12. BYPASS BID UPDATE

Cllr Duckworth submitted a report recommending updates to our bypass bid document.

It has been 2 years since we did the bypass document and there has been lots of changes here and there. Cllr Duckworth has sent out a new document to address this. He asks if we could we get the original team back together and update the original document.

Cllr McKelvey – thinking about LGR, all structures will change soon and we may end up having to revamp it all over again.

Cllr Duckworth – Is it relevant to get team back together? Lancashire transport team are planning an east to west transport belt across Lancashire. All Unitary Council areas are feeding into this central belt. RV has nothing in here and nobody cares.

Cllr Pollard – Hammond Ground application, Read PC have objected to this based partially on transport situation.

Cllr Hampson – A59 development plan – a lot of development along this corridor. What will the impact be of this on our transport? If we aren't careful, we will lose the opportunity to speak to the different departments on this.

RV development plan goes through to 2045 – every dwelling in RV estimated to have 1.5 vehicles. All traffic will go through here if we aren't careful. Capacity for freight and logistics.

Cllr Peat thinks this should be updated. Current RVBC running to 2028. We need to get our foot in the door. Secondly, when we were looking at this two years ago googles A671 is a trunk road linking Oldham and Clitheroe via Rochdale, Rossendale, Burnley and the Ribble Valley.

RESOLVED THAT COUNCIL: Amend bypass bid document by setting up working group, taking into account what is updated with LGR this month. Cllr Duckworth will contact team, inform Read to inform chair and councillors that we are minded to recommence the working group for the bypass, and to agree who that is from Simonstone Parish Council. Last time it was Cllr Hampson and Cllr Duckworth at SPC and Cllr Neary and Cllr McKelvey at RPC.

13. DEFIBRILLATOR

Update on status of defibrillator installation: it has been installed and it works. SPC are paying for batteries and pads every 2 years, school will maintain and change, and vicar is happy to use electricity.

RESOLVED THAT COUNCIL: Newsletter for Autumn to include this. Also, if councillors could send in any items to Cllr Vaughton before middle of August in order for her to prepare a draft.

14. SCHOOL FOOTPATH:

Verbal report from the clerk and Cllr Pollard summarising the DMMO application. School are very keen to get this sent off.

Ownership of land by school - seems that this is currently owned by LCC.

15. SCHOOL TRANSPORT COSTS

No report.

16. LAMPLIGHT PROGRESS:

Put this on the September agenda.

17. HGV AND TRACTORS DRIVING ALONG SIMONSTONE LANE:

The clerk submitted a report informing members of CCTV footage gathered by clerk and residents to support a drafted letter to police and LCC/United Utilities, and research gathered by Cllr Hampson on weights and identities of vehicles using the routes. Cllr Hampson has used different online tools to research what the weight limits of the vehicles. She has received a lot of pictures of vehicles using the routes. Going forward, Cllr Hampson will draft a letter to Garmin using footage sent by residents which

Garmin is directing down this route, asking them to change Satnavs direction. It was highlighted that vehicles over 7.5 tonnes are restricted from using this route unless it is for access – need to prove that they are using this as a cut through. Practically we can support by getting in touch with Satnav companies, and we can contact LCC using information that has been provided to follow up vehicles that are overweight. Need to address expectations of residents about tractors – we live in a rural/agricultural area.

Cllr McKelvey – trucks have their own Satnavs that will cover bridge heights etc, they should not be going down here anyway. Should we be notifying authorities?

Cllr Pollard - To enforce the weight limits they would have to set up weight bridges on the lane. Enforcing this would be impossible.

Cllr Hampson – One option would be to put a bollard on one part of the lane to stop coaches (or a pinch point – Cllr Pollard). To do this would have to write to LCC. Need to get in touch with Highways about updated traffic data. Cllr Duckworth – very little data available for sideroads.

RESOLVED THAT COUNCIL: Clerk to write a letter from Parish Council to LCC Highways about inappropriate vehicles. Also ask for updated traffic data since 2022 and request putting a device that tracks what sort of vehicle is travelling up route. Cllr Peat to send email addresses to clerk.

18. ADVERTISEMENT OF COUNCILLOR VACANCY:

The clerk informed members that Dr John Barker has shown an interest in the position. The clerk has written to RVBC seeking clarity on this and has been informed that if co-opted, John would need to declare his interest on his notification of interests' form, and if any matters regarding the organisation are on the agenda at meetings, declare the interest at the meeting and remove himself from the debate and decision on the applicable agenda item (ensure this is minuted). In terms of recruitment RVBC have informed the clerk that there is no set process for consideration of interested parties. Common practice is for applicants to apply, attend the meeting, give a short presentation / provide some information about themselves and why they wish to be a member, answer any questions from councillors. The Council should vote on the position in public (unless there is a lawful reason to exclude the public). The successful applicant must receive a majority of votes from those councillors present and voting. If there is a tie, the chairman may have a casting vote if permitted under the council's standing orders.

Once approved the new councillor should sign a Declaration of Acceptance of Office before or at their first meeting as a councillor, and the Register of Interests forms.

If there is already an item published on your agenda for tomorrow to consider the vacancy, then the council can co-opt at that meeting.

Dr John Barker introduction – everyone in Simonstone Parish Council knows me from being a previous councillor on the council. All know of my role on the Martholme Greenway. I am willing to answer any questions.

Cllr Hampson – thought there had to be a notice period showing that someone has been coopted and for people to vote.

Cllr Duckworth – queried how Dr Barker will fairly represent residents from Simonstone and deal with issues on day-to-day basis

Dr Barker – I live within the catchment area for councillor, and I do spend a lot of time in this area. I am well aware of the issues in this area, and I am very supportive of the council and local residents on many issues.

Cllr Hampson – Raised concerns about the application in relation to Dr Barker’s passion and purpose for the Martholme Greenway. If residents chose that they want to support bypass bid, how will you deal with this conflict of interest?

Dr Barker: In statements made previously – I have asked why is it one or the other, and not both? We should be campaigning for both the greenway and bypass.

Cllr Duckworth – the proposed routes agreed are different from those you proposed. This would be a highways concern.

Cllr Hampson – raised concerns regarding Facebook posts made on behalf of the Martholme Greenway that are derogatory about Simonstone Parish Council and towards individual councillors that do not agree with Martholme Greenway point of view. We should be able to have honest discussions without the fear of being openly humiliated online. If applicant wanted to be coopted are they also providing a guarantee that such behaviours online will cease immediately and there will be no further repeat on it.

Cllr Peat: If comment was made by members on the parish council then this is a serious issue. Once someone becomes a member of this parish council then they sign our code of conduct and agree to behave as agreed. The behaviour of members will then be dealt with by the parish council .

Dr Barker replied that he can’t think what has been mentioned about SPC in the past 2 years.

Named vote – In favour of voting Dr John Barker until annual meeting of May 2027 – Cllr Vaughton, Cllr McKelvey, Cllr Finn, Cllr Peat.

Against – Cllr Duckworth, Cllr Hampson.

Cllr Pollard abstained from voting.

Cllr Peat welcomed Dr John Barker to the committee.

19. PARISH PLAN ISSUED:

The clerk submitted a report informing members on the issuing of the parish plan to relevant authorities and the responses received.

Cllr Vaughton and Cllr Peat have spoken to PCSO, arranging drop in session at village hall. There are a lot of misconceptions – all we have done in the parish plan is reflect what has been said to us. There may be a mismatch of information and fact. Could we have an addendum at the end of the parish plan to say that this is the schools response to the report?

Cllr Hampson – seeing people walking up Simonstone Lane with children – some parents try and do this, we need to keep trying for a pedestrian crossing. Why don’t we publish with consent from 3rd parties the reports we have had in response to the parish plan.

GP appointments at village hall? Suggestion by Cllr Duckworth. Other requirement – proposed a meeting with PCSO to discuss what they do. This is now in hand. Might end up getting a district/practice nurse.

Cllr Duckworth – can we put together a team to update plan on a regular basis. Clerk and Cllr Peat to send a reminder to Whalley Medical Practice about clinical presence in Read, and also send one to Padiham Practice. Clerk to write to Cllr Evans about schools and requesting help around access and travel.

Put crossings positions on agenda for September and ask Cllr Ged Mirfin to attend.

20. REPORTS FROM EXTERNAL MEETINGS: PARISH LIAISON COMMITTEE, UPDATES ON CODE OF CONDUCT AND PECUNIARY INTEREST REPORTING.

Clerk report discussing LALC invoice. Cllr Hampson raised concerns over LALC correct handling of money. Until this is sorted we won't pay the invoice until September. Clerk also raised concerns over financial and time commitments associated with CILCA training. It was questioned whether this training is necessary as we are talking about increasing the precept by 16 % for clerks training.

Cllr Hampson is mindful that we don't ask someone to come in without any prior clerk training. We should be giving support to deliver work as a clerk. We need a clerk that has the level of understanding of what should happen. We should look at what training Anna has done so far. Then assess if this is enough for going forward.

It was agreed to park this for the time being and look at later in the year. If we are to do anything it needs writing into budgets.

Cllr Vaughton highlighted that the clerk has picked everything up really well so far, it is a lot of work to take on.

21. PLANNING REPORT.

The clerk submitted a report on the relevant planning applications that had been submitted since the last Council meeting. Members were reminded that weekly planning applications and decided lists of planning applications are available to view on the RVBC website by using the link below:

https://www.ribblevalley.gov.uk/weekly_lists

2 applications received:

Planning Application No: 3/2026/0352

Grid Ref: 376915 434323

Proposal: Proposed dormer extension to both side elevations.

Location: 34 Fountains Avenue Simonstone BB12 7PY

Responses requested by 30th June: no objections

Planning Application No: 3/2026/0428

Grid Ref: 377640 435632

Proposal: Alterations and refurbishment works to the existing dwelling and erection of a single storey extension to the front.

Location: Higher Trapp Barn Trapp Lane Simonstone BB12 7QW

Responses requested by 16th July. Very self contained on Higher Tapp Farm. No objections.

RESOLVED THAT COUNCIL:

Note the report and respond to planning department with comments (no comments or objections received for 2 planning applications).

22. CRIME FIGURES.

The Clerk submitted a report updating members on the latest crime statistics up to July 2026 as provided by PCSO Katie Ferguson.

May: Assault x 2 (parties known to each other), ASB x 8 (2 x Travellers, 2 x Vehicle ASB Cricket Club possible reg obtained and I will speak to keeper this weekend, 3 x Noise nuisance in relation to noisy party but was a one off event, 1 x Misc), Drugs x 1 (Poss class A), Road related offence x 6 (3 x Drink drivers, 1 x Speeding, 1 x No ins, 1 x Incorrect lights), RTC x 3 (2 x damage only and 1 x minor injury), Vehicle crime x 1 (car scratched).

June: Assault x 2 (both involving parties known to each other), Dog bite x 1 (Doggy suspect dealt with and now has to wear a muzzle), Road related offence x 1 (drug drive), RTC x 3 (1 x Minor inj and 2 x damage only), Damage to vehicle x 1 (likely known offender), Theft from vehicle x 1 (registration plates stolen).

RESOLVED THAT COUNCIL:

Note the report (Crime figures spreadsheet in Appendix II). Still a low crime area.

23. CONSIDERATION OF MATTERS NOT ON THE AGENDA.

None

24. BOROUGH COUNCILLOR REPORT

Full report in Appendix iii.

25. ITEMS FOR NEXT AGENDA.

1. Christmas preparation – meal and light switch on
2. Preliminary budget discussion
3. Remembrance Day preparations
4. clerk development for November
5. Overgrown hedge notices
6. Newsletter
7. Calendar
8. Social media draft to be approved
9. Risk assessment policy and register to be approved
10. Lamplight progress
11. School transport
12. Road crossing positions
13. LALC invoice

Future Meetings 2026: 3 September 2026, 5 November 2026

RESOLVED THAT COUNCIL: Agree that the next meeting would take place on 3 September 2026.

Dr Anna Haines

Clerk and Responsible Financial Officer to Simonstone Parish Council.

Appendix I: Finance Report January-February 2026.

May & June 2026 Account reporting		
Payments		
Date	Item	Amount
01/05/26	Easy Websites	£ 62.04
14/05/26	Clerk stationary	£ 3.48
14/05/26	BP to Anna Haines May 26 Salary	£ 461.70
14/05/26	USE IT computers 51465	£ 19.56
14/05/26	USE IT computers 51199	£ 4.20
18/05/26	Church lettings 26-27	£ 200.00
18/05/26	RPC playground contribution	£ 375.00
26/05/26	Zurich Insurance	£ 279.55
31/05/26	Bank service charge	£ 7.00
01/06/26	Easy Websites	£ 62.04
11/05/26	BP to Anna Haines June 26 Salary	£ 456.90
11/06/26	USE IT computers 51798	£ 4.20
11/06/26	USE IT computers 51931	£ 19.56
11/03/26	HMRC clerk tax and NI Quarter 1	£ 10.56
30/06/26	BP to clerk for printing expenses Apr-June	£ 14.70
30/06/26	Bank service charge	£ 7.00
Total		£ 1,987.49
Receipts		
Date	Item	Amount
30/06/26	Credit interest savings account	£ 71.98
Total		£ 71.98
Bank accounts		
	Unity Current:	£ 1,580.16
	Unity Savings:	£ 15,685.48
	Total	£ 17,265.64
	Balance brought forward	£ 19,181.15
	Difference from previous month	-£ 1,915.51
Bank reconciliation		
	Receipts - Payments	-£ 1,915.51
	Difference from previous month	-£ 1,915.51
	Do these amounts match?	YES

		Actual Income															
	Stream	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Total			
	RVBC Precept	Precept	9,500.00											9,500.00			
	HMRC VAT Return	VAT Repay	1,134.71											1,134.71			
	RVBC Grants	Grants	1,000.00											1,000.00			
	Concurrent Funding	Grants												0.00			
	Other Grants	Grants												0.00			
	Bank interest	Bank			71.98									71.98			
	Tax rebate/refund	Rebates, refunds and switches	387.84											387.84			
	Account switch	Rebates, refunds and switches												0.00			
	Totals:		12,022.55	0.00	71.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,094.53			

		Actual Expenditure														
	Stream	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Total	Budget	Rem.
	Clerk Salary	Admin. Exp.	402.90	461.70	456.90	402.90	402.90	402.90	402.90	402.90	402.90	402.90	402.90	4,947.60	5,709.99	762.39
	HMRC Income Tax	Admin. Exp.			10.56	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	100.56	149.50	48.94
	Clerk Expenses	Admin. Exp.	2.19	3.48	14.70	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	155.37	150.00	-5.37
	Payroll services	Admin. Exp.												0.00	149.47	149.47
	Use-It	Admin. Exp.	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76	23.76	285.12	382.48	97.36
	Easy Web/web site	Admin. Exp.	62.04	62.04	62.04	62.04	62.04	62.04	62.04	62.04	62.04	62.04	62.04	744.48	690.56	-53.92
	Training	Admin. Exp.	20.00											20.00	259.11	239.11
	Audit	Admin. Exp.	125.00											125.00	125.00	0.00
	Lisence fees/subscriptions	Admin. Exp.	52.00											52.00	51.90	-0.10
	Insurance	Admin. Exp.		279.55										279.55	243.53	-36.02
	Bank charges	Admin. Exp.	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00	74.00	-10.00
	Room Hire	Admin. Exp.		200.00										200.00	250.00	50.00
	Other admin	Admin. Exp.												0.00	200.00	200.00
	RVBC Bins	Amenity Exp.												0.00	561.34	561.34
	Lengthsman/Other Maint	Amenity Exp.												0.00	1500	1,500.00
	Defrib./Bus Shelter	Amenity Exp.	60.00											60.00	386.03	326.03
	Other amenity	Amenity Exp.												0.00	155.7	155.70
	Grants/contributions	Sundry Exp.		375.00										375.00	500	125.00
	Remembrance/Other	Sundry Exp.												0.00	200	200.00
	Christmas	Sundry Exp.												0.00	500	500.00
	Totals:		754.89	1,412.53	574.96	520.70	520.70	520.70	520.70	520.70	520.70	520.70	520.70	7,428.68	12,238.61	4,809.93

Budget pots	Amount 1st April 2026	Expenditure	Amount 31st Mar 2027
Expenses	12,238.61	2,742.38	9,496.23
General reserves	3661.978		
PROW	252.5		
Earmarked reserves	2,730.40		

Appendix II

The table below shows the crime statistics for various months. The category previously listed as 'road' has been split into 'road-related offence' and 'road traffic collision'.

Period	Category													Total
	Burglary	Drugs	TFV	Road-related offence	Road traffic collision	Robbery	Theft	DTV	Assault	ASB	Public order offence	CD	Other	
June '26			1	1	3			1	2				1	9
May '26		1		6	3			1	2	8				21
April '26				3	2			1		1				7
Mar '26			2	4	2				1					9
Feb '26			1	1	1		1				1			5
Jan '26	1			1	2		2		1	4		1		12
Dec. '25	2				3		1		1	1				8
Nov. '25					3		1		2	0	1	2		9
Oct. '25	1			1	1				4			1		8
Sept. '25	1		1	1			1		1			1		6
August '25	1			1	1		4		1	1		2	1	12
July '25		1	1		1				1					4
June '25				3	1		2		2					8
May '25	1			1	5		1		3					11
April '25				2	3		1			4				10
March '25			1	4	1					4				10
Feb. '25			1	2	2		1							6
January '25								1	2	1				4
Dec.'24		1		1	4		1							7
Nov. '24				3						1				4
October '24				2	3		1			1		2		9
Sept.'24								1	1			1		3
August '24				4				1						5
June'24							1			4				5
April '24	2	1	1											4
October '23	1			1		1	2							5
August '23				1			1	1						3
July '23	1		1				2	2	1	1				8
June '23	1						1		3				1	6
May '23	1		1						1	2		1		6
Total:	13	4	11	43	41	1	24	9	29	33	2	11	3	224

Table Key: TFV = Theft from Vehicle. DTV= Damage to Vehicle. ASB = Anti- Social Behaviour . CD Criminal Damage

BOROUGH COUNCILLOR'S REPORT TO SIMONSTONE PARISH COUNCIL ON 02 JULY 2026.

I would like to record my apology for this evening's meeting but have submitted my written report below (the first two items are in Read but as I consider these to have impacts across both Parishes, I have also included them on my report to Simonstone Parish Council for information):

I attended a packed meeting at the Read Constitutional Club on Thursday 18th June regarding Planning Application Ref: 3/2026/0356 to build 77 houses on Hammond Ground. This meeting was organised by the Save the Hammond Ground Steering Group and included an excellent Powerpoint presentation by the Group. I was invited to speak for about five minutes and there was a lively question and answer session afterwards. The meeting very informative and I am sure it encouraged a lot of Read and Simonstone residents in attendance to submit their comments to Ribble Valley Borough Council on or before the 30 June deadline.

As my online comments will be anonymised when the Council uploads them, I have reproduced them below so that Ward residents know what I said:

I am strongly opposed to Planning Application Nr. 3/2026/0365 for the following reasons (all policies quoted refer to Ribble Valley Borough Council's Adopted Core Strategy 2008-2028):

1. The proposed development will have a significantly detrimental impact on the landscape and the wider character of the area as Hammond Ground rises from the south to the north and as historic 19th century parkland, can be seen from view-points some distance from the site. This is a breach of KEY STATEMENT EN2 – LANDSCAPE and POLICIES DMG1 – GENERAL CONSIDERATIONS (10.4, 3.) and DME2 – LANDSCAPE AND TOWNSCAPE PROTECTION (10.13) as it will considerably harm the character of this important landscape and will have a major impact on existing amenities. There is no GP or dental surgery in Read and village residents already struggle to register with surgeries outside the village. The proposed landscaping included with the proposed development cannot overcome the harm that it will do to the landscape as Read already has the benefit of open countryside, whose beauty derives from it being unspoilt.
2. The proposed development will have a very detrimental impact on the visual amenity of the immediate setting of the village of Read in the countryside and will damage the historic visual approach into Read from the direction of Whalley. As an area of sloping historic parkland, Hammond Ground can be seen from parts of Whalley Road, George Lane, Whins Lane, Hammond Drive and from the grounds of Read Hall.
3. Hammond Ground's historic parkland is in the open countryside. In my opinion, the proposed development will be in breach of KEY STATEMENT EN2 and POLICY DMH3 – DWELLINGS WITHIN THE OPEN COUNTRYSIDE AND AONB (10.20, 1.). Although the offer of 30% affordable housing within the development will contribute to meeting local housing needs, the remaining 70% of the dwellings comprising the speculative development of four and five bedroom executive-style detached houses will not meet local housing needs as they will aim to attract buyers with no previous connection to the Borough of the Ribble Valley.

4. The proposed development will result in the urbanisation of the village of Read. It is unsympathetic to the existing land use of historic parkland within open countryside in terms of its scale and massing, the resulting harm of which in my opinion puts it in breach of POLICY DMG1 – GENERAL CONSIDERATIONS (10.4, 2.)

5. Hammond Ground became an area of historic parkland in the 19th century within the original grounds of Read Hall. Read Hall and its grounds have a rich history including Roger Nowell (the local magistrate who initiated the investigation into the Pendle Witches in 1612), Alexander Nowell (Dean of St Paul's during Elizabeth 1's reign) and Read has associations with the English Civil War 1642-1651 including the Battle of Read Old Bridge in 1643. Hammond Ground is a heritage asset. Therefore, the proposed development may be in breach of KEY STATEMENT EN5 – HERITAGE ASSETS and POLICY DME4 – PROTECTING HERITAGE ASSETS (10.15, 4.). The archaeological report included with the planning application found evidence of "extensive relict farming landscape which dates from Medieval and Modern Periods." The report anticipates that the proposed development's actual impact on significant archaeological remains will be low but then "notes" that there has been a lack of previous archaeological investigations. Finally, it concedes that "it is unlikely that any archaeological remains present within the footprint of the proposed residential development would survive the development process." I would summarise the report as saying that they found evidence of Medieval human activity, think it is unlikely that significant archaeological remains are present but can't be sure because no-one has checked to find out, and if the proposed houses are built, nothing within the footprint of the residential development would survive construction. In my opinion, this report is fatally flawed due to its self-contradictory findings, opinions and conclusion and ought not to be relied upon.

6. The Tier 1 villages of Read & Simonstone already suffer with a huge increase of through traffic passing through them on the A671 (Whalley Road) or via Sabden Road and Trapp Lane in Simonstone when passing over Pendle Hill. This increased traffic volume results directly from the already high quantity of housing development in the area, particularly in Clitheroe, Whalley and Barrow. The type of housing built has attracted many working families from outside the Borough that tend to have a high level of car ownership (two or three vehicles per family) and professional people who commute through Read & Simonstone to connect to the M65 or Accrington Bypass to join the wider motorway network. There is only one Pelican crossing in Read to serve both villages. The south side of Simonstone is severed from the north side by the A671, preventing safe pedestrian access to the convenience store and Post Office at the Texaco Garage, the Stork Hotel or Simonstone St Peter's CE Primary School. I have personal experience of waiting for up to three minutes to cross the A671 in Simonstone even on a Sunday. Any further housing development in Read or Simonstone should pay for a new Pelican or Puffin crossing to serve Simonstone on the A671 in the area of its junction with Scott Avenue and an uncontrolled refuge crossing should be provided near the junction of the A671 and Fountains Avenue. This development will only increase traffic volumes further and will create an unsafe junction on a 40mph section of Whalley Road. The sketch plan of the development's proposed junction with the A671 is dangerous, not fit for purpose and does not comply with LCC Highways standards for visibility splay design. The central filter lane for traffic turning right into the development from the direction of Padiham proposed on the sketch plan crosses the full width of the junction opening. Traffic queuing to turn right into the development will block the exit of traffic wishing to turn right onto the A671 towards Whalley and Accrington and there is no safe area on the main road for it to make that turn. There are many examples across the Ribble Valley where LCC Highways has failed to insist that the traffic orders and signage are changed to create a safer 30mph speed limit where the new proposed junction meets the A671 and I think traffic orders should be changed to ensure traffic approaching the proposed junction along Whalley Road is limited to 30mph from both directions. This proposed junction layout will be particularly dangerous during the 2-3 year construction phase when heavy plant, HGV's and vans will be frequently accessing the site and as there is no other way into or out of the site, the disruption and hazard this will cause will be considerable.

7. Read residents report that during times of prolonged heavy rainfall, the manhole cover to the mains sewer running along the A671 already lifts and overflows and that surface water ponds in the southwest corner of the Hammond Ground site and runs across the A671 when it rises above footpath level, affecting traffic safety. The proposed development appears to rely on the existing mains surface water drains and sewers which are already failing during flood conditions. Although the installation of an attenuation basin has been included to the southeast of Hammond Ground in the proposed plans, The risk of this backing up, overtopping and causing a major flood across the A671 is high. In my opinion, even with a SUDS scheme, the development risks creating an unacceptable risk of flooding and breaching POLICY DME6 – WATER MANAGEMENT (10.17) due to the inadequacy of the existing infrastructure.

8. The proposed development includes the provision of a network of footpaths across a preserved area of parkland which will be intended for public access as well as for the enjoyment of residents of the dwellings on the development. However, the proposal is to place the responsibility and cost of maintaining this public access space onto the residents of the development via the vehicle of a Management Company into which residents would make regular financial contributions. The maintenance of public access space containing paths and a large number of ageing mature trees is going to be very onerous from a public liability point of view and the costs very high. Good practice would require a 3 yearly tree survey to be carried out by a qualified tree surgeon and the recommendations implemented. The proximity of many of the trees to footpaths will put them in a high-risk category where any failure to maintain the trees could have fatal consequences. In my opinion, the idea that private residents on the development will be willing or able to pay the costs of maintaining public access space are highly dubious. There are already cases in the Ribble Valley where residents who are in dispute with or disagree with the Management Company, withhold their payment contributions which can lead to the responsible Management Company being unable to meet its obligations. With public access land, there is always a risk of attracting anti-social behaviour or vandalism which would require a Police response. If this behaviour occurs and causes distress, inconvenience or cost to the residents of the new development, the residents paying into the Management Company may be tempted to try to restrict access to the 'public access' parkland. This flawed model, whose future failure is entirely foreseeable could lead to the proposed public access space becoming unsafe and could place other publicly funded bodies in a very difficult situation where the wider public interest is at stake. For these reasons, I consider that the proposal for a Management Company to be responsible for public access land should be within the scope of this Planning Application for Planning Officers and the Planning Committee to consider very carefully.

9. There is no children's play area provision shown in the proposed area of residential development of the public access parkland. Bearing in mind that 70% of the proposed residential units are large, detached houses, they will definitely be attractive to families with children. The closest play area to the proposed site is in Read next to the Cricket Ground and would need children from the development to walk some distance and cross the busy A671, which is completely unacceptable. The development should include play area provision on site and should also contribute to the provision or maintenance of existing play area provision in Read.

10. Both local primary schools in Read and Simonstone are very popular and fully subscribed despite the national birth rate being at a record low level. The children of the families on the proposed development would need to be provided with school places somewhere and in the short term these are likely to be a long way from Read. This is just one example of the unsustainability of this development – that primary school pupils will need to travel miles for a school place, increasing traffic on already busy roads and increasing greenhouse gas emissions.

11. The Travel Plan for the proposed development expects any cyclists to use the A671 to enter or exit the site. This is an extremely busy and dangerous road without cycle lanes and through Read narrows considerably due to parked vehicles. The Travel Plan suggests that cyclists could ride approximately 3km southeast of the site to access Route 685 which is a traffic free cycle route on the National Cycle Network. As long as the Martholme Greenway remains severed and discontinuous in Read by private land ownership along its route, this is completely inadequate provision for cyclists and is not a safe or reasonable proposal. The Travel Plan goes on to say that an on-road cycle route not on the national cycle network is available approximately 4km northwest of the site from Accrington Road in the neighbouring village of Whalley. To access this requires cycling along a 50mph section of the busy and winding A671 without a cycle lane. In my opinion this is not adequate provision for cyclists and puts the development in breach of KEY STATEMENT DMI2 – TRANSPORT CONSIDERATIONS.

In summary, for the reasons set out in 1. – 11. above, I think that the multiple major harms that this proposed development would cause considerably outweigh the development's benefits and that consequently the Planning Application should be refused.

It is my intention to attend the Planning & Development Committee Meeting when this planning application comes before it and to request to address the committee for five minutes so that I can speak against the planning application and ask for planning permission to be refused. It is likely to come before the Committee in July, August or September so we all need to remain vigilant.

Regarding the Meadow View estate in Read, our second meeting will be held at Read & Simonstone Village hall, this evening on Thursday 2nd July 2026 where we are hoping to hear back from Neil Stevens from Lancashire County Council and Matt Crawford from Onward Homes on how they may be able to help Meadow View residents going forward to bring the estate infrastructure up to an adoptable standard. I have invited the Chair of Read Parish Council to this meeting and hope that the Parish is able to offer its support to the residents as we look at all available options to close the funding gap that residents are dealing with.

A burnt-out camper van has been in the Blackhill Quarry just over the Ward boundary in Sabden and I received reports from residents asking when it was going to be moved. I contacted two Heads of Service in Ribbles Valley Borough Council and also liaised with Sabden's Borough Councillor Richard Newmark and the Clerk of Sabden Parish Council who had both been making enquiries and efforts to get the van removed on what is a very dangerous point on Simonstone Road. It was expected that the landowner was going to have the van removed the weekend before last.

Our next Councillor Drop-in Session is at St Peter's Church Hall, School Lane, Simonstone on Saturday 22 August from 10-11am.

Councillor Malcolm Peplow

02 July 2026

Appendix iv: Actiona agreed in Minutes:

Minute	Action	Status
6	clerk to make amendments to grants policy - to £150 threshold and clarifications	
6	clerk to request a follow up on grant awarded to Little Green Bus	
7	clerk to write to Maia Hill and seek advice on code of conduct and governance (regarding using Cllr title on social media) and check on protocol for addressing allegations of misuse/reposting material on social material	
7	clerk to redraft social media policy one above point clarified.	
8	clerk to Change 32.2 – Nominated editor – this is the parish clerk then Approve SPC Website policy with amendments.	
9	Clerk to purchase more expensive mobile phone and split cost with RPC.	
10	clerk to draft a risk assessment policy and register similar to Longridge and share at next meeting.	
11	clerk to update Cllr Hampson’s pecuniary interest form taken from RVBC website.	
12	Amend bypass bid document by setting up working group, taking into account what is updated with LGR this month. Cllr Duckworth will contact team, inform Read to inform chair and councillors that we are minded to recommence the working group for the bypass, and to agree who that is from Simonstone Parish Council. Last time it was Cllr Hampson and Cllr Duckworth at SPC and Cllr Neary and Cllr McKelvey at RPC.	
13	Newsletter for Autumn to include information on defibrillator. If councillors could send in any items to Cllr Vaughton before middle of August in order for her to prepare a draft.	
17	Clerk to write a letter from Parish Council to LCC Highways about inappropriate vehicles. Also ask for updated traffic data since 2022 and request putting a device that tracks what sort of vehicle is travelling up route. Cllr Peat to send email addresses to clerk.	
19	Clerk and Cllr Peat to send a reminder to Whalley Medical Practice about clinical presence in Read	
19	Clerk and Cllr Peat to write to Padiham Medical Practice about clinical presence in Read	
19	Clerk to write to Cllr Evans about schools and requesting help around access and travel.	
19	Put crossings positions on agenda for September and ask Cllr Ged Mirfin to attend.	
21	clerk to respond to planning department with comments	