

A meeting of the Parish Council was held at **Read & Simonstone Village Hall, 6 East View, Read, BB12 7PS on Wednesday 1st July 2026 at 7.00p.m.**

Present: Chairman: Councillor McKelvey
Councillors: Hacking, Pollard & Greenhough

In attendance: Cllr Peplow, Clerk A Haines, 2 members of the public.

Chair Sally McKelvey welcomed everyone to the meeting.

1. Apologies for absence

Apologies accepted: Cllrs A Hanson, R Hanson, Cllr Neary, Cllr Anderson, Borough Cllr Peplow

2. Declarations of Councillors' Interest and dispensations

1.1. To receive declarations of interest from Councillors *on items on the agenda*

None

1.2. To receive requests for dispensations for disclosable pecuniary interests (if any)

None

1.3. To grant any requests for dispensation as appropriate

None

3. To approve the minutes of the previous parish council meeting held on 3rd June 2026 & the minutes of the Hammond Ground planning application subcommittee meeting on the 24th June 2026.

Approved.

4. Matters arising from the above minutes not on the agenda

None.

5. Public participation

Prior to the meeting Mr & Mrs Crabtree called to thank the Parish Council for their response to the Hammond Ground Planning Application.

6. Borough Councillor's Report

Full report attached (Appendix I).

7. Clerk's Report/correspondence:

7.1. Clerk has updated all approved policies on the website and has found the Terms of reference – planning committee under the governance section. In this document it states that the planning committee should consist of 3 members and all planning documents to be sent to them for consideration. Currently we have 1 member of the planning committee as approved in May, not 3. Also, the clerk has been circulating planning applications to all member of the council and formulating a response based on responses. **ACTION(s):** remove this document and dispense with the planning subcommittee.

7.2. Clerk has worked through LALC advice on making Facebook visible to no effect and has contacted Barry Mills who is now looking at options. **ACTION(s):** see what advice Barry has on the matter and delete/set up new page if none is forthcoming.

7.3. The old website is still live but the domain name expired on the 28th May. The deletion process takes 60 days. **ACTION(s):** clerk to check if website is still live in August and take further action if necessary.

- 7.4. Correspondence with cricket club regarding incident: Cricket club have confirmed that the event in question was a T20 match and the people involved were spectators from outside the village. They weren't aware of any damage to cars. Two signs have now been ordered reminding people not to take alcohol off the premises which will be placed inside the gate. They have also confirmed that they are happy with the arrangement to waive the rent for use of electricity/wifi for CCTV. **ACTION(S):** clerk to speak to PCSO and ask about how to make the area outside the cricket club an alcohol restriction zone, and ask if we can put signs up.

8. Reports from external meetings:

8.1. Parish Council Liaison Committee attended by Cllr Greenhough –

- Referenced LGR – waiting on announcement in mid-July. Throughout 27-28 RVBC will be running new unitary authority takes on local services.
- Traffic management planning grant scheme – putting on events involving road closures is generally a financial burden to councils, but grants are now for £1000 to parishes, using accredited contractors.
- Assets transfer from RVBC – RPC have asked about garages. Need to put in a good business case. Allotments were discussed at the meeting as parishes have asked about having these returned.
- Local plan discussed. Call for sites process going into a new process. There will be a public engagement from 2nd July – 14th August.
- Register of interest forms – addresses currently go on register where public can view. Details of councillors are there to look at – the default system now is that addresses will be removed. Need to check our forms are up to date.
- Community directory book on website (RVBC) – lots going on at village hall – can email in all group information. **ACTION(S):** Cllr McKelvey to get in touch with Sarah Wells about village hall groups.
- Community Right to Buy - given 12 months to purchase. Garages don't come under this. Tenants can't sell land off. Cllr Pollard highlighted that if we had control of the Fort Street Garages and the sites became empty we could use as a village car park. We could also write to people and cite terms of use, as we want cars off the streets.

8.2. Police report (Spreadsheet in Appendix II):

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 (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).

- 9. Playground report:** Litter situation gets worse as the weather warms up, Cllr McKelvey spends part of each week removing litter and putting it in her own bin at home. When children practice at Readstone they are very good at keeping the pitch clear, but there is still a lot of litter in playground and bins are full, even though we have got a new bin. People are also using the playground bins for dog poo bags. Bin by bench also full of pizza boxes on a Saturday. **ACTION(s):** clerk to ask cricket club (to ask pizza van) to provide a temporary bin or remove pizza boxes from playground next to pizza van on a Friday night.

10. Allotment Management Committee report:

- 10.1. 7 on the waiting list, 4 plots available, Cllr Neary waiting for a decision from the top of the list, before he can proceed showing others.
- 10.2. Lengthsman hasn't repositioned the fence in plot 17B, despite him agreeing to do the work some weeks ago. **ACTION(s):** (i) Cllr Neary to contact him again, and (ii) Cllr Pollard mentioned to contact Phil Hardman at Pumphouse Farm Trapp Lane, clerk to pass on number to Cllr Neary for quote.
- 10.3. The improvement letter to 5A was successful, it's now acceptable.
- 10.4. Cllr Neary waiting a reply from Becky at strengths and struggles regarding the community plot. We need to go ahead with this pretty quickly. **ACTION(s):** Cllr McKelvey will get in touch with Cllr Neary and come up with a plan over summer to put it together, including contacting the scout group to ask about helping to set up possibly in September.
- 10.5. Clerk queried: no additional bond from plot 16B, no rent or bond from 5A. **ACTION(s):** we shouldn't be allowing people on allotments from now on until they have officially paid upfront, and then they can sign tenancy agreement and get access to plot.

11. Decision Items:

11.1. Hammond Ground: engagement with Community Group

Cllr Hanson met with Mark Murphy to discuss our comments. No other feedback received from this meeting. Not quite sure how to go ahead as a council in terms of engagement going forwards.

11.2. Climate crisis

In June 2026 meeting, the climate crisis was discussed following Readstone Environmental Group's presentation, and councillors opted to put this on July's agenda to discuss options to support within our community. Cllr Greenhough report can be found in Appendix III. In brief:

- Following the film Cllr Greenhough ran a special climate crisis session at toddler group – including planting seeds.
- What can we do as a parish council?
 - Take a holistic approach, should all be informed
 - Need to be more environmentally conscious as a council
 - Include advice in Christmas newsletter?
 - Email our MP and ask government to show film across national network? – Cllr Greenhough has link to put on webpage
 - Can we pass a resolution to declare a climate emergency – if we agree to this it can open door to funding
 - Plant more native trees following ones being cut down at allotments.
 - Make use of parish gardens to grow wild areas to encourage bees and butterflies. Insect counts have declined by 58.5 % due to climate change.
 - Discourage use of pesticides at allotments, encourage natural planting, use peat free compost, and weedkillers on parish gardens. Could we put something in the lease? Or say we recommend using peat free compost?
 - Put local repair café details on website (just check these aren't on).
 - Install cycle stand at the village hall?
 - Position of village hall on having green energy – solar power now being installed.

- road transport counts for 91 % of emissions – we need to lobby LCC to improve cycle networks through parish
- EV chargers – continue to investigate. bids need to be for a bigger scheme rather than just a few.
- Put on website about grants available, first-time buyers initiative, can get up to £15,000
- Work with local businesses about recycling – cricket club aren't recycling, are con club?

ACTION(s): (i) clerk to apply for biodiversity grants to seed areas with wildflower seed/bird feeders/pollinator stations - apply for grant to have lots of areas reseeded and pay landscaper/gardener to do this (ii) clerk to contact treescapes to come out and look at allotments/around recreation grounds, allotments and gardens, (iii) Cllr Hacking to ask Cllr Neary at Friday meeting about what is happening with recycling at con club (iv) Cllr McKelvey to approach cricket club about recycling, (v) clerk to put links to film, grants, first time buyers grants & repair café on website, (vi) councillors to write to MP as individuals regarding showing film across national network, (vii) clerk to draft letter lobbying LCC about using funding (LCWIP funding) to put cycle ways through parish for children to cycle/walk to school (viii) council to look to pass a resolution to determine a climate emergency – Cllr Greenhough will draft something for our next meeting (ix) draft something in allotment lease about pesticides/peat-free compost etc.

11.3. Garage site on Fort Street: ownership and overgrowth

The clerk has received correspondence from RVBC stating that the Council's Management Team is considering its assets portfolio as part of its preparations for Local Government Reorganisation. Our request will therefore be considered as part of that wider review and in due course.

Options to tackle overgrowth at site: Cllr Neary emailed to ask, is RVBC responsible for the overgrowth as it's quite out of hand now and have received complaints.

ACTION(s): clerk to write to RVBC to ask to clear the footpath up Fort Street (children are walking past and getting pushed into road, its dangerous), also on back street (rear of Whalley Road).

11.4. Playground inspection

Clerk submitted a report informing members that the playground inspection is due in August and to seek permission to instruct an inspector. Last year we used Alan Dymond of Morral Play Services.

ACTION(s): clerk to instruct Alan, ask if he charges extra if we are in attendance. Cllr McKelvey can be in attendance in August.

11.5. Double yellow lines on lane down to cricket club

Discussion on feasibility. Not an adopted road so wouldn't be enforced.

ACTION(s): Clerk to ask Cllr Neary if he can speak to resident who parks here.

11.6. Playground grant application progress

The clerk was informed on the 19th June that Read Parish Council's Shared Prosperity and Jubilee Fund Expression of Interest to refurbish the surfaces and gates of the playground was successful, and we have been invited to complete a full application by the 31st July.

ACTION(s): clerk to complete full application.

11.7. Overgrown hedges

The clerk submitted a report seeking approval for overgrown hedge draft notice and requesting a discussion of options for distribution. Letter approved with minor amendments (see appendix IV).

ACTION(s): (i) clerk to put letter on website and noticeboards from September, and (ii) send overgrown hedge notices out as we see them/are informed of them.

11.8. Read Motorbodies Lease

The clerk submitted a report informing members that Read Motorbodies have confirmed that they are happy to continue with the lease and would prefer a 10-year lease. The clerk has now instructed Houldsworth Solicitors.

ACTION(s): clerk to write in budget plans to save £150 year from lease into earmarked reserves for next time lease needs drawing up.

11.9. Clerk SLCC membership and training

- CILCA training: clerk has looked at the time commitment involved:
- The total cost for the Certificate in Local Council Administration (CILCA) in Lancashire is £945. This qualification is broken down into two mandatory parts payable to separate organizations:
 - **SLCC Registration Fee:** £495 payable to the Society of Local Council Clerks (SLCC) upon ePortfolio registration.
 - **Training & Mentoring Fee:** £450 (or potentially subsidized lower rates) payable to your local branch of the county association.
- It has been mentioned about splitting costs with SPC. Clerk would be looking to have the hours for training reimbursed from the two parish councils. Estimated to be 200 hours over 6-12 months, 100 hours per parish.

ACTION(s): shelve for now.

11.10. Risk Assessment and management

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

Under section 2 of our financial standing orders (taken from LALC template) it says:

- The Clerk/RFO shall prepare, for approval by the council, a risk management policy covering all activities of the council. This policy and consequential risk management arrangements shall be reviewed by the council at least annually.
- When considering any new activity, the Clerk/RFO shall prepare a draft risk assessment including risk management proposals for consideration by the council.

I have found a template Risk Policy and Register on Longridge TC website, plus a comprehensive Risk Management Register on Whalley Parish Council's website (shared separately).

ACTION(s): clerk to adapt these policies to meet our risks and share at next meeting.

11.11. Precept cost letter

The clerk shared a template precept cost letter to resident's and requested permission to adapt this for the resident's of Read Parish Council.

ACTION(s): clerk to redraft for Read PC and put on agenda for January to go on website.

11.12. Code of conduct

Discussion regarding changes to code of conduct following Councillor Code of Conduct training. Cllrs Pollard and A Hanson attended training. We kept our own

code of conduct previously. Mair Hill and assistant – gave us all a copy of our register of interest – Read and Simonstone ones are different. We are approving our current code of conduct for this year **ACTION(s)**: clerk to update approved code of conduct on website.

12. Planning applications and decisions:

Planning Application No: 3/2026/0356

Grid Ref: 376948 434530

Proposal: Erection of 77 no dwellings and creation of community parkland, with vehicular access from Whalley Road and associated infrastructure, parking and landscaping.

Location: Land at Hammond Ground Whalley Road Read BB12 7RP

Read Parish Council wishes to object to the planning proposal 3/2026/0356 on the following grounds:

1. The impact of this development on an already overstretched highway with a 40 mph speed limit and inadequate infrastructure would cause serious additional congestion through the villages of Read and Simonstone. Read, unlike Whalley and Clitheroe, was not fortunate enough to obtain funding for the by-pass planned during the 1980's and still remains a bottleneck on the main route to the M65. Until a bypass is constructed avoiding Read and Simonstone it is not a suitable area for a development of this size. Furthermore, the 30mph speed limit would need to be extended past the development to the outer edge of the village.
2. The proposed development does not meet the requirements of our parish. Our parish plan (gathered from resident feedback in 2024 and valid until 2034) clearly indicates that any development should consist of starter homes and bungalows, not 4- and 5-bedroom houses of which there are plenty in the village already.
3. It appears that the current proposal is intended to be expanded in future years to include the whole of Hammond Ground which will seriously impact on the rural aspect and eventually result in the creation of a small town. We are highly concerned that by developing in small incremental steps the developers will avoid incurring any necessary supporting infrastructure and traffic management costs themselves.
4. There does not appear to be any proposals in the application to mitigate the effects that the development will have on current village infrastructure, including childcare provision, medical services and utilities infrastructure.
5. There is insufficient clarity on the open space aspect: how open access will the site be? What Public Rights of Way (PROW) will be in place for the whole parish of Read to utilise, and are these guaranteed to be safeguarded from future development? Will public access connect to any other existing village rights of way such as along Hammond Drive? There needs to be connections to other Public Rights of Way in order for people and children to access village facilities safely on foot/bike, as the main carriageway along Whalley Road has a 40 mph limit, permits significant traffic from HGVs and pedestrians can only currently utilise a very narrow walkway that is insufficient for wheelchairs or large prams.
6. Being mindful of recent developer failings associated with the Meadowview Estate in our parish, we want to avoid any possibility that the parish council will be responsible for the maintenance of grounds, emptying of bins, etc in future years. Our precept is

a mere £14824 and will have to be raised significantly to cover the costs of maintaining a housing development and parkland of this size.

13. Finance and accounts: Council approved finance report (Appendix III).

14. Other matters not on the agenda:

- Meadow View meeting at 6 pm 2nd July – Cllr R Hanson has indicated he might attend.
- Gayle Wray – Adjacent to Gooseleach Wood, is has been reported that Hemlock Water Dropwort there, deadly poisonous. Note that this is being looked into and landowners are being asked to investigate.

15. Items for next agenda:

- 15.1.** playground report and grant,
- 15.2.** plans for Christmas meal/Church Gardens light switch on/street light switch on/carols,
- 15.3.** plans for Remembrance Day,
- 15.4.** preliminary budget setting.
- 15.5.** Overgrown hedge notices
- 15.6.** Tree inspections – needs to have a register
- 15.7.** Approving risk policy and register
- 15.8.** Climate crisis resolution
- 15.9.** Lease update (RMB)
- 15.10.** Community allotment
- 15.11.** Grant funding for wildflowers

16. Actions from previous agenda: None

Please send items for next agenda to clerk 10 days before next meeting.

The meeting ended at 20:50 pm.

The Next Meeting will take place on 2nd September 2026 at 7pm at the Village Hall.

Appendix I: Borough Councillor Report.

BOROUGH COUNCILLOR'S REPORT TO READ PARISH COUNCIL ON 01 JULY 2026.

I would like to record my apology for this evening's meeting but have submitted my written report below:

I attended a very well attended 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. I am very glad to see that a Sub-Committee of the Parish Council met in late June to discuss this planning application and came up with a number of grounds on which the Parish could request refusal of planning permission. I hope that the Parish accepts the Sub-Committee's recommendation and that its response is submitted before the applicable deadline.

I was delighted to see the decision of the Policy & Finance Committee last month to invite a full application from Read Parish Council for the £47,000+ grant from Ribble Valley Borough Council's Jubilee Fund for the refurbishment of Read Parish Council's play area. This is a great effort by everyone involved and will bring the total grants awarded to the villages of Read & Simonstone to over £164,000 over the past eighteen months or so.

Regarding the Meadow View estate in Read, our second meeting will be held here tomorrow 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.

I would like to thank Councillor Greenhalgh for preparing a thorough report on the implications of climate change, and the local actions we can take to minimise it and mitigate its impacts, for the Parish Council to consider this evening and hope that the Council can fully support its recommendations.

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

01 July 2026

Appendix II: Crime report and statistics

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

Appendix III: Cllr Greenhough Climate report

Climate / Nature Crisis

I attended the Climate / Nature Crisis briefing at the Village Hall a few months ago. It was in the form of a 50-minute film headed by renowned world experts and led by Chris Packham. It covered our food supply, health, national security, weather. It offered a very worrying picture about our polluted planet. Government has set targets for 2030, to generate 95% of its energy from green, clean sources. By 2050 carbon dioxide emissions need to have reached net zero (the balance between humanity's production of green- house gases and their removal). Following the briefing, I ran a session at our local toddler group and we planted seeds, gave out wildflower seeds and did craft and educational activities on a child friendly version of the global issue.

Background

The Climate Crisis is the defining emergency of our time and is driven by the human activities of the burning of fossil fuels, deforestation and intensive farming. Greenhouse gases are being released into the atmosphere and are heating up the planet. The high temperatures experienced recently are a direct result of the planet heating up and it is only going to get worse. We are seeing severe weather events and will see threats to human survival worldwide. Have you noticed the worrying lack of insects recently too as their habitats are destroyed and weather patterns disrupt their natural cycles?

What can we do as a Parish Council at a local level?

- Inform ourselves and our residents of the issues and be more environmentally conscious as a group and encourage our residents to be so as well. Our Christmas Newsletter could include a reminder to residents to recycle more, create less waste and think about how they can pollute the atmosphere less. We need to be mindful of the climate/ nature consequences of all our decisions.
- Put pressure on our MP through email, as individuals or as a group, to encourage the government to show the film across the national tv network to enlighten and empower the community.
- Put the link to the film on our web and social media pages - We can all make a difference, even on a micro scale.
<https://www.youtube.com/watch?v=lpLxLp4j07Y&list=PL6b0HBZ3v-lkuFdfsieHeQVvo2rDWoADE>
- Pass a resolution to declare a climate emergency to help inform our action plans and help with decisions and funding opportunities.
- Plant more native trees. On the allotments we have removed some trees recently, could we do some replanting?
- Community Allotment. Plant a range of bee and insect friendly flowers next year. Encourage our residents to get involved in this project to grow plant-based foods and educate about the significance. Make use of our Parish garden likewise to encourage wildlife by allowing some areas to grow wild, thus encouraging bees and butterflies. A study in 2004 and 2021 recorded that insect counts had declined by 58.5% due to climate change (flowers blooming before pollinators hatch), urbanisation, pollution, pesticide use and monocultures.

- Discourage the use of pesticides on our allotments and weedkillers on our maintained open spaces. Educate on natural planting schemes to deter bugs and the use of peat free compost. We are now one of the most nature depleted countries in the world.
- Put the link to the local repair café on our website with its importance. Encourage the adoption of a lifestyle of Reduce, Reuse, Recycle, Repair (1 in 10 barrels of oil, which is a fossil fuel, goes to make our plastic).
- Could we suggest a cycle stand (for greener travel) for visitors to our Village Hall? What is the position of our village hall having a green energy installation, LED lights and sufficient insulation.
- Encourage safer cycle and walking routes and car sharing. Road transport accounts for 91% of CO2 emissions from the transport sector (out of rail, shipping, air travel, railways).
- Ev chargers- continue to investigate installations for our public spaces.
- Inform residents in terraced properties about grants to help with pavement channel installations (LCC) and home EV charger grants, subject to residents qualifying. (Only the bigger cities in The Northwest are developing the lamp post charging schemes currently).
- Add Information to our website about the first-time buyer's initiative to help make the home more efficient, up to £15,000 available. Also add information on grants for green energy installations such as heat pumps.
- Work with our local businesses to encourage more recycling as there seems to be an attitude of saving money before saving the plane

Appendix IV:

Letter:



To the householder,

Read Parish Council often receives complaints about foliage/bushes/trees partly obstructing pavements and roads, particularly from pram users, visually-impaired persons and users of disabled person vehicles and wheelchairs. The restricted width of the pavement caused by over-growth of plants and trees can sometimes be made worse by road vehicles partly parked on the pavement.

It is a council requirement that no foliage overhangs the pavement at all. Your garden appears to require some attention regarding reduced usable pavement width. As a responsible householder, the Parish Council would like to see you address this issue by removing excessive foliage and branches that are reducing the pavement width substantially.

In some cases where excessive growth has been allowed to continue for several years, it may be unsightly to attempt to remove the total amount required in one cut.

If you consider this to be the situation in your particular case, please write to the Clerk to the council and explain what you intend to do to alleviate the problem.

If you require any assistance or further advice at all please do not hesitate to contact us. Unfortunately, if no action is taken by householders, Lancashire County Council can take action, but this is not an advisable route as it would be in the control of others and could be costly.

The email address for the Clerk is as follows:

clerk@read-pc.gov.uk

Yours faithfully,

Dr Anna Haines
Clerk to Read Parish Council

Appendix II: Finance Report

June 2026 Account reporting		
Payments		
Date	Item	Amount
01/06/2026	Easy Websites	£ 58.08
01/06/2026	Zurich insurance	£ 536.00
01/06/2026	Plexio computers - Microsoft 365 and anitvirus	£ 146.63
01/06/2026	BP to Anna Haines folder dividers	£ 1.99
16/06/2026	BP to HMRC clerk tax and NI	£ 26.17
16/06/2026	BP to clerk salary	£ 610.30
19/06/2026	Water plus May 2026	£ 203.11
19/06/2026	BP to Cllr Neary travel expenses	£ 61.69
24/06/2026	BP to David Scott bus shelter cleaning June 26	£ 35.00
26/06/2026	BP to Houldsworth Solicitors	£ 1.00
30/06/2026	BP to clerk printing expenses	£ 16.73
30/06/2026	BP to Houldsworth Solicitors	£ 524.00
30/06/2026	bank charge	£ 7.00
Total		£ 2,227.70
Receipts		
Date	Item	Amount
01/06/2026	Allotment bonds - 15B	£ 5.00
02/06/2026	Rent and bond - 7D	£ 112.37
04/06/2026	Rent and bond - 9D	£ 124.74
05/06/2026	Allotment rent - 7B	£ 24.74
05/06/2026	Allotment bonds - 7B	£ 100.00
15/06/2026	Allorment bonds - 2A	£ 25.00
22/06/2026	Allotment bonds - 13B	£ 50.00
25/06/2026	Sale of logs	£ 5.00
30/06/2026	credit interest	£ 191.01
Total		£ 637.86
Bank accounts		
	Unity Current:	£ 1,151.19
	Unity Savings:	£ 42,667.81
	Total	£ 43,819.00
	Balance brought forward	£ 45,408.84
	Difference from previous month	-£ 1,589.84
Bank reconciliation		
	Receipts - Payments	-£ 1,589.84
	Difference from previous month	-£ 1,589.84
	Do these amounts match?	YES

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Cash Flow for the period 1st April 2026 to 31st March 2027

		Actual Income												Total
INCOME	Stream	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
RVBC Precept	Precept	14,824.00												14,824.00
HMRC VAT Return	VAT Repay		4,350.56											4,350.56
RVBC Grants	Grants	1,000.00												1,000.00
Concurrent Funding	Grants					2,086.00								2,086.00
Other grants	Grants	1,284.00												1,284.00
Rents and licences	Other	515.00	61.84	61.85							3,044.03			3,682.72
Bank interest	Other			191.01										191.01
Other income	Other													0.00
Allotment revenue	Other		30.00	5.00										35.00
Contributions	Switches, bonds and contributions		375											375.00
Bonds	Switches, bonds and contributions	30.00	305.00	380										715.00
Bank switches	Switches, bonds and contributions													0.00
Totals:		17,653.00	5,122.40	637.86	0.00	2,086.00	0.00	0.00	0.00	0.00	3,044.03	0.00	0.00	28,543.29

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		Actual Expenditure														
EXPENDITURE	Stream	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Total	Budget	Rem.
clerk salary	Admin. Exp.	582.10	582.10	610.30	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	7,013.40	7033.10	19.70
HMRC (tax/NI)	Admin. Exp.	35.57	35.57	26.17	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	417.44	367.20	-50.24
Expenses (mileage, printing, consumables)	Admin. Exp.	1.79	1.79	80.41										83.99	194.84	110.85
clerk training	Admin. Exp.													0.00	185.80	185.80
membership subscriptions	Admin. Exp.		281.16											281.16	414.47	133.31
audit fees	Admin. Exp.		60.00											60.00	454.64	394.64
payroll services	Admin. Exp.													0.00	224.21	224.21
Insurance	Admin. Exp.			536.00										536.00	679.14	143.14
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	7.00	84.00	74.74	-9.26
General admin	Admin. Exp.			525.00										525.00	144.85	-380.15
website /IT/computing costs	Admin. Exp.	58.08	58.08	204.71	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	843.59	1022.00	178.41
allotment bond return	Admin. Exp.	50.00												50.00	200.00	150.00
Lengthsman	Amenity Exp.													0.00	2076.00	2076.00
General maintenance	Amenity Exp.	350.00	350.00											700.00	1973.15	1273.15
Allotments	Amenity Exp.		13.00											13.00	0.00	-13.00
Bin emptying	Amenity Exp.	603.19												603.19	2530.00	1926.81
Grass cutting	Amenity Exp.													0.00	1349.63	1349.63
Utilities	Amenity Exp.	51.66	54.77	203.11	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	804.54	868.99	64.45
Bus stop cleaning	Amenity Exp.	35.00		35.00		35.00		35.00		35.00		35.00		210.00	217.98	7.98
Playground inspection	Amenity Exp.													0.00	142.22	142.22
Playground equipment contingency repair	Amenity Exp.													0.00	900.00	900.00
Other expenses	Amenity Exp.		60.00											60.00	1000.00	940.00
Christmas tree lights	Sundry Exp.													0.00	1220.00	1220.00
Christmas party Higher Trapp	Sundry Exp.													0.00	400.00	400.00
Remembrance Sunday	Sundry Exp.													0.00	50.00	50.00
Village Hall Hire	Sundry Exp.													0.00	400.00	400.00
Donations	Sundry Exp.													0.00	100.00	100.00
Other Sundry expenses	Sundry Exp.													0.00	200.00	200.00
Playground capital	Capital Exp.													0.00	5000.00	5000.00
Allotment capital	Capital Exp.													0.00	2500.00	2500.00
Other capital	Capital Exp.													0.00	2500.00	2500.00
Totals:		1,774.39	1,503.47	2,227.70	737.75	772.75	737.75	772.75	737.75	772.75	737.75	772.75	737.75	12,285.31	34,422.96	22,137.65

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Budget pots	Amount 1st April	Expenditure	Amount 31st March 2027
Expenses	24,423	5,505.56	18,917.40
General reserves	13,096		
Allotment bonds	5,980		
Earmarked reserves	7,066.81		
Allotment revenue	35.00		

Appendix iv: Actions from minutes

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Minute	Action	Status
7.1.	clerk to remove the Terms of reference – planning committee document from the website and dispense with the planning subcommittee.	
7.2.	clerk to see what advice Barry has on the matter and delete/set up new page if none is forthcoming.	
7.3.	clerk to check if website is still live in August and take further action if necessary.	
7.4.	clerk to speak to PCSO and ask about how to make the area outside the cricket club an alcohol restriction zone, and ask if we can put signs up.	
8.1.	Cllr McKelvey to get in touch with Sarah Wells about village hall groups.	
9	clerk to ask cricket club (to ask pizza van) to provide a temporary bin or remove pizza boxes from playground next to pizza van on a Friday night.	
10.1.	Cllr Neary to contact lengthsman again about fence	
10.1.	Clerk to pass on Phil Hardman's number to Cllr Neary	
10.2.	Cllr Neary to obtain quote from Phil Hardman	
10.5.	we shouldn't be allowing people on allotments from now on until they have officially paid upfront, and then they can sign tenancy agreement and get access to plot.	
10.4.	Cllr McKelvey will get in touch with Cllr Neary and come up with a plan over summer to put community allotment together, including contacting the scout group to ask about helping to set up possibly in September.	
11.2.	Cllr Hacking will have a word with Cllr Neary at Friday meeting about what is happening with recycling.	
11.2.	clerk to apply for biodiversity grants to seed areas with wildflower seed/bird feeders/pollinator stations - apply for grant to have lots of areas reseeded and pay landscaper/gardener to do this	
11.2.	Cllr McKelvey to approach cricket club about recycling	
11.2.	clerk to put links to film, grants, first time buyers grants & repair café on website	
11.2.	councillors to write to MP as individuals regarding showing film across national network,	
11.2.	clerk to draft letter lobbying LCC about using funding (LCWIP funding) to put cycle ways through parish for children to cycle/walk to school	
11.2.	council to look to pass a resolution to determine a climate emergency – Cllr Greenhough will draft something for out next meeting	
11.2.	clerk to contact treescapes to come out and look at recreation grounds and all	
11.2	clerk to draft something in allotment lease about pesticides/peat-free compost etc	
11.3	clerk to write to RVBC to ask to clear the footpath up Fort Street (children are walking past and getting pushed into road, its dangerous), also on back street (rear of Whalley Road).	
11.4	clerk to instruct Alan, ask if he charges extra if we are in attendance.	
11.5	Clerk to ask Cllr Neary if he can speak to resident who parks here.	
11.6	clerk to complete full playground grant application	
11.7	clerk to put overgrown hedge letter on website and noticeboards from September,	
11.7	send overgrown hedge notices out as we see them/are informed of them.	
11.8	clerk to write in budget plans to save £150 year from lease into earmarked reserves for next time lease needs drawing up.	
11.1	clerk to adapt shared risk policies to meet our risks and share at next meeting.	
11.11	clerk to redraft precept letter for Read PC and put on agenda/calendar for January to go on website.	
11.12	clerk to update approved code of conduct on website.	