

A meeting of the Parish Council was held at **Read & Simonstone Village Hall, 6 East View, Read, BB12 7PS on Wednesday 3rd June 2026 at 7.00p.m.**

Present: Chairman: Councillor R Hanson
Councillors: Neary, Anderson, Hacking, A Hanson & Greenhough

In attendance: Cllr Peplow, Clerk A Haines, 18 members of the public.

Chair Richard Hanson welcomed everyone to the meeting.

1. Apologies for absence

Apologies accepted: Cllr. Pollard, Cllr McKelvey

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 6th May 2026

Approved.

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

None.

5. Public participation

- Martin Crabtree speaking on item 11.2 (full statement in Appendix I) – Mark Murphy previously asked if we could consider inadequacies of the consultation on the Hammond Ground development; however due to lack of additional documentation provided with formal application we are asking if you would consider adjourning discussion until next meeting.
- Preliminary points: the community group has 497 followers on Facebook and vast majority in village support cause – we ask that RPC will fully support case as well.
- When full details are known could we have a separate informal meeting for this issue where we can put forward all our positive planning arguments and our critique of the application documents prior to you responding as a consultee to Ribble Valley.
- One councillor from Simonstone Parish Council (SPC) in May raised concern we could be the next Barrow with incremental applications flooding the village with houses. Previous proposals from Hammond Ground landowners have been for 702 houses, which could come later. Don't be taken in that any agreement will prevent further houses being built – forming huge development.
- Cllr R Hanson reminded members of the public that this is not a public debate.
- One resident questioned if Read Parish Council (RPC) is behind what we are trying to achieve. Cllr R Hanson referred back to a decision item earlier in the year when RPC were asked about sites. We all know that tier 2 villages are being asked to look at development sites. We are not only listening to Hammond Ground but to the whole of the village through responses filled in the previously hand-delivered

parish plan. We have to look at the broad village, and we will take this into account when we form our response. Our voice is only as loud as people in village individually, we can try and speak to councillors on planning committee if this is called in.

- Another resident said they get the impression that there are factions within this village. Cllr R Hanson responded that the Parish plan (done every 10 years) was sent out 2 years ago and was hand delivered to each household. Residents present claimed that these were not delivered to residents on George Lane; however, Cllr A Hanson recalled delivering these personally at this location.
- Cllr R Hanson pointed out that if we were here to discuss development on Mary's Field – we would have many other residents here to debate this.
- Residents asked if we could approach this as a village. Cllrs responded that this is what we are doing. Questions on the parish plan included: do you feel that we should have more houses, what kind would these be? Only 36 people responded this.
- Leaflet sent to RPC by the developer previously was on the consultation. Nothing else has been sent in email to RPC by the developer since.
- One resident said that at the SPC meeting in May, there was a totally different reaction, and RPC seem to have no opinion. Councillors responded that we try and take a fair judgement on whole of Read.
- Another resident stated that the group would be supporting any other objection to development in Read, and they are prepared to help any objections to proposed developments.
- Cllr R Hanson pointed out that the process/decision making is largely governed by Ribble Valley Borough Council (RVBC) and government targets. We can try to steer development to a location that is best for the village to try and prevent many houses is being built. All other locations would increase traffic issues through the village. We aren't for development, but we are trying to manage it without having the village doubled in size. One resident responded that this is not a choice between one field and another, if one goes, they will all go. Barrow started in Barrow brook, then further sites were added and added.
- Cllr R Hanson stated that the development is proposing 22 out of 77 houses are affordable. The residents opposed this – there is nothing in the literature about affordable housing. We're not talking about 77 houses here; this is a precursor to further development, giving the developer the ability to develop whole area.
- Cllr R Hanson stressed that until RPC see a formal application we cannot comment.
- Another resident highlighted that it may seem that the community group's strategic position is to oppose all development in village. It also seems that the Parish plan is to accept some houses. Cllr R Hanson said that this is not his personal position; it is that of RPC. Our position is to listen to people who are saying we need some starter homes, some bungalows, etc.
- It has been agreed with Martin that there will be a separate meeting/mechanism for some detailed conversation on this.

6. Borough Councillor's Report

Full report attached (Appendix II). In brief:

- In addition to attached formal report, Cllr Peplow has spent around 18 months – 2 years on planning committee at RVBC and has wrestled with his conscience as to whether he can stay on committee. There is lots of lip service from the government

about what sustainability means. Barrow has not had any sustainable development. We are facing ever increasing watering down of national planning policy. Members of planning committee can only refuse things on planning grounds. Ability to fight off developments has been hugely weakened.

- Cllr Peplow is no longer on planning committee, and there is no longer a member of the Green party on planning committee. However, Cllr Peplow now has more freedom to speak on behalf of this area now he is not on committee.
- All members of the public can email every member of planning committee prior to meeting.
- Without supporting infrastructure, development of tier 2 villages cannot be sustainable in any sense. Best strategic position for development would be along the A59 corridor, an entirely new village in area of open space next to set piece of infrastructure. This may become possible if we merge as a larger authority. Currently we are putting too much on smaller villages, and Cllr Peplow will continue to lobby officers on this view. One officer is committed to putting forward a draft local plan prior to new authority on 1st April 2028 (elections to shadow authority in May next year). Things are in a state of flux at the moment, but officers know the risk. Councillors should push development to the west from Langho to Salmesbury, where there is access to main trunk road. Developers looking for 20 % profit margin on development. Planning committee defended appeal in Clitheroe that was won by developers on appeal. Developers say – if you want supporting infrastructure for houses you need 4000 houses. Tacking endless houses onto villages won't work.
- Cllr R Hanson queried whether it is ok saying this but what if Read was chosen as this site?
- Cllr Peplow stressed that we should look for the least-worst option. Clitheroe is gridlocked from volume of traffic, yet another application is going in. In Labours policy document when it relaxed planning regulations, they said they want to deliver infrastructure and growth, however experience of planning committee is that no infrastructure is offered whatsoever.
- Cllr R Hanson asked will they ever consider planning applications to put where jobs are/build houses where jobs are. Cllr Peplow replied that speculative housing is profit driven – if most people want to live in the Ribble Valley 30 miles from where they work, they will build them here. Cllr R Hanson said that can only build housing if development plan is there, and questioned if RVBC could formulate development by saying there are only 400 jobs here so can only 400 houses be built? Cllr Peplow highlighted that RVBC has to work towards its 5-year housing supply. In Clitheroe a developer took planning application to appeal; it was overturned as inspector ruled Ribble Valley had not met their 5-year housing supply. Tilted balance test – whole presumption of Ribble Valley is towards development. Every appeal we have been fighting we have generally been losing. Ward councils can call in certain types of planning application to make sure they go before planning committee. Hammond ground will automatically go before planning committee due to its size and scale. National government are trying to water down every possible mechanism for public to have a voice.
- Unless you have strong planning grounds within the RV to stop each development then you can't. Huge amount of NIMBYism within the Ribble Valley Borough Council in the past has been detrimental to this – can't agree where housing will go, so no local plan has been formed resulting in relying on core strategy for many years, which is much weaker than a local plan. Cllr Peplow stressed that you have

to be realistic –the housing is going to go somewhere, unless you can agree between yourself the decision will be made for you. Now dealing with this as well as weakening of national policy.

- Hammond Ground – planning 3/2026/0356 application was received by RVBC to build 77 houses on Hammond Ground. You can find on RVBC website by searching for number but has not yet been validated, so cannot see listing of what normally expect to see on planning application. Keeps eyes open on website: When planning officer has been allocated case, can send comments and queries. Cllr Hanson thinks this has already been withdrawn. Application can only be found by searching under number above, as of yesterday it was still here but was showing as invalid.
- Meadow View – meeting was held here on wed 20th May, with representatives from LCC, Meadow View Read Management Committee and Onward Homes, discussed options for closing funding gaps. Hope RPC can attend on Thurs 2nd July, hoping to hear back from LCC and Onward Homes on how they can help going forwards.
- 24th June – next councillor drop-in session at Read and Simonstone Village Hall.

7. Clerk's Report/correspondence:

- 7.1. Insurance: clerk wrote to Gallaghers providing them with the quote from Zurich (£536) and asking if they could match this at all. They got back to me with a quote of £932.80, so clerk cancelled this policy from renewing and went with Zurich. Clerk has updated the website with the new Insurance Policy Schedule and Proof of liabilities cover.
- 7.2. Facebook – the page isn't visible unless you have been invited for some unknown reason. All of the privacy settings are set to public. Clerk has asked for advice from LALC, and they have sent some further steps to follow. If this doesn't work, they have said to contact Facebook business support. This has been known to happen in the past. **ACTION(s):** (i) clerk to follow LALC advice, and if unsuccessful (ii) Cllr A Hanson to ask for help from Barrie (IT man).
- 7.3. Website – old website is still live and appears above our new website on searches. Clerk did ask old website provider to take it down, but he hasn't responded. Clerk has contacted James from Easy Websites for further advice, and he is going to approach website provider himself to see if this helps.
- 7.4. Strimming of grass cutting of triangle on Whins Lane Cllr Neary has agreed to trim this going forwards.
- 7.5. Allotment bank account – concerns that with opening a completely separate account for allotments we would face 2 sets of bank charges; currently these are £7 a month (£84/yr) which would take a considerable amount of allotment income. However, you can open multiple accounts in one name at Unity Trust Bank to segregate funds (e.g., specific projects or reserves) while maintaining the same account details and signatories. Proposed to set up additional account in same name for allotments (Cllr Neary, seconded Cllr A Hanson). **ACTION(s):** clerk to set up additional allotment account.
- 7.6. Mobile phone – Clerk has received a lot of calls to personal number from members of the parish with complaints and queries, as well as business calls from RVBC/Easyweb/solicitors etc. These can sometimes occur at inconvenient times. Clerk has suggested that it would be more professional if she had a work phone that could be turned on during working hours, with a professional voicemail message set. Could this also possibly be shared between the two parishes to reduce costs? **ACTION(s):** clerk to look into costings of phone and seek SPC agreement.

8. Reports from external meetings:

- 8.1. Cllr Greenhough – went to see film on climate held by REG – they held a session afterwards on ideas for what people can do. **ACTION(s)**: add as an agenda item for what we can do as a parish as a holistic approach.
- 8.2. Police report: no data provided for May.

9. Playground report:

- 9.1. Cllr McKelvey absent, no report provided.

10. Allotment Management Committee report:

- 10.1. Now down to 3 vacant plots and 3 on the list. Had to evict one tenant who has not been down all year. Lack of activity on a few plots.
- 10.2. Disappointed that 3 of new tenants haven't paid anything. One might have moved out of village.
- 10.3. Lengthsman – have spoken about fence in wrong place, he has agreed to put in right place.
- 10.4. Wood for sale: one tree remaining, and a few branches. £30 donations, and 2 trees have gone.
- 10.5. No additional refundable bond payment as yet from two plots and £25 still owed by another. Tenants have to comply; that's the rules for everyone. **ACTION(s)**: clerk to send out 3 eviction letters for 14 days payment or forfeit of plot.

11. Decision Items:

11.1. Playground upgrades – report from the clerk on grant application progress.

On the 15/05/2026 the clerk submitted an expression of interest for the Shared Prosperity & Jubilee Fund, for £47, 184, to completely resurface the whole area beneath the play equipment at Read playground with a more durable, long-lasting surface, and to replace the gate with a child-friendly Easy close gate. Cllr Greenhough has contacted the Parish Champion Fund to request further information, and they have said that the deadline for applications will be early next March year. The projects requested for funding (upgrades to play equipment plus new surfaces) can be considered under the grant scheme.

11.2. Hammond Ground -

On the 6th of May 2026, Mark Murphy of Save Hammond Ground Community Group made three requests of Read Parish Council. These were to:

- Formally highlight inadequacies of the proposed consultation to both the developer and to RVBC. **RESPONSE**: Cllr Peplow was going to deal with officers to agree this was done properly. Until we see application with this detail on cannot discuss much.
- Scrutinise the reality and long-term viability of the proposed parkland open to the public. **RESPONSE**: Cllr Peplow has alluded to the difficulties in the management of this.
- Engage with save Hammond ground. **RESPONSE**: Irrespective of how we answered to RVBC previously, we aren't going to agree with the development. Whether we answered or not doesn't mean we will support it. Traffic through Read is terrible. Generally, you have out support. Everyone is against it. We are vague when there is nothing to answer. Cllr R Hanson stated that when people say they want to stay in village but can't downsize, or can't afford starter home, we need to take these viewpoints on board from other people in village. However, views of affordable houses and bungalows is quite different to what is being proposed here. We don't know what is being proposed on Hammond Ground. We spent a lot of time in previous meeting discussing if pathways could be future roads for development. This could be quite a financial burden to the parish council. All members of parish council

feel in the same boat with development, we all have the area at heart. If there is an element of planning policy we can latch onto, we will, if all people send in objections it counts. Hammond Ground has a planning expert on board, would really like to give people advice and guidance on before they comment. **ACTION(s):** Put on agenda for next meeting.

11.3. Dates for 26/27 meetings – proposed dates:

- 2026: 3rd June, 1st July, 2nd September, 7th October & 4th November.
- 2027: 6th January, 3rd February, 3rd March.

All accepted, Cllr R Hanson proposed cancelling April's meeting, Cllr Hacking seconded. **ACTION(s):** clerk to update meeting dates on website.

11.4. Approve all website policies, procedures, registers and regulations

Cllr R Hanson thanked clerk for updating all of these. It was proposed to approve all policies, procedures, registers and regulations and update dates for these on website, with the exception of the Code of Conduct (Cllr R Hanson proposed, Cllr Greenhough seconded). Cllr A Hanson will be attending Code of Conduct training and will try and get a copy of RVBC Code of Conduct for clerk to redraft. **ACTION(s):** (i) clerk to update dates on all approved policies on website, (ii) Cllr A Hanson to send RVBC Code to Conduct to clerk to redraft, and (iii) Cllr Greenhough to send clerk information on Sabden's finance overview.

11.5. Overgrown hedges

Clerk Submitted an overgrown draft hedge notice for council approval. **ACTION(s):** (i) clerk to add statement that council requirement is that no foliage overhangs the pavement at all, however, if you require any help at all please contact us, include partially sighted people, prams, wheelchairs in people who are inconvenienced, and resend around.

11.6. Closing of recreation grounds for reseeded in Summer – RPC have already given permission following email correspondence. This work has now been done.

11.7. Update on Read Motorbodies Lease

Houldsworth Solicitors have provided the following quote for drawing up a new 5- or 10-year lease (same cost):

Our fees for acting on behalf of Read Parish Council in relation to the Lease Renewal of Land at Read Motor Body Centre, Hambledon View, Read, Burnley, will be as follows: -

Our Charges	£	1,250.00
Case Management Fee	£	43.00
ID Verification Fee per person	£	37.00
VAT	£	266.00
 <u>Payments</u>		
Official Copy Entries x 2	£	17.00
Company Search	£	19.25
VAT	£	7.25
 <u>TOTAL</u>	 £	 <u>1,639.50</u>

The above quote has been prepared on the basis of the following assumptions: -

- That all the land being dealt with is freehold and already registered at HM Land Registry
- That there are no title defects or anomalies that need to be resolved

Cllr R Hanson proposed RPC go for a 10-year lease. **ACTION(s)**: Clerk to speak to Read Motor Bodies and see if they happy to do 10-year lease, then instruct Houldsworths.

11.8. Update on Christmas Lights

Craig from Stately Lights has provided the following quote for Christmas Light installation:

- Last year 2025 I charged the following.
Electrical upgrade to each column £265.00, Install & Removal £80.00, Rental of lighting & power lead £60.00
- New Quote 2026
Electrical upgrade to each column £295.00 Install & Removal £100.00 Rental of lighting & power lead £60.00
- So, this year with 5 x new electrical upgrades @ £295.00 (one off cost)
13 x Install & Removal @ £100.00
13 x Rental of lighting & power leads @ £60.00

TOTAL £3.555.00 +vat

- In following years, **if prices were to remain** the same, we would be looking at an annual cost of £2080 for these Christmas lights. This will need to be reflected in the 27/28 budget setting and precept demand going forwards, ideally with a consideration for inflation. The budget for Christmas trees, lights (including church street gardens), bunting and refreshments for the switch-on event is set for 26/27 is currently £1220. Suggested increase for 27/28: £2250 to incorporate inflation and other items relating to Christmas light switch on.
- Cllr R Hanson – all agree that this was a success, and we should go ahead with this (proposed Cllr R Hanson, seconded Cllr A Hanson). **ACTION(s)**: clerk to instruct Stately Lighting.

11.9. Update on EV charging grant funding/progress of application

The clerk has received the following email from The Net Zero Hub Community Energy Scheme:

Good afternoon, Dr Anna Haines,
Thank you for your email.

I am cc'ing The Northwest Net Zero Hub's Community Energy Lead, Jack Smith, as an introduction. Jack and I work together in community energy for the Northwest, with my role focusing on engagement and capacity building, and Jack's role focusing on community energy project delivery and project support.

I'm also including the Hub's Area Lead for Lancashire, as I know Robin is in touch with Ribble Valley (of which your Parish is based in) regarding community energy.

At present, we don't have any open funding and are not yet aware of the launch date.

This will be announced by Great British Energy and will likely be titled their Great British Energy Community Fund (GBECF). You can see our most recent awarded projects here:

[GBE Community Fund projects \(May 2026\) - GOV.UK](#)

In the meantime, EV Charging Infrastructure is within scope for GBECF and Stage 1 of this fund would support the feasibility of such projects - unless GBE changes the fund's criteria. Please note that this is revenue funding only, not capital, so your Parish would need to fund-raise the capital needed, or blend funding if the project deems feasible. We typically advise groups to think about looking at more than one site to show value for money and greater community reach - this might be your village car park, a village hall, and/or some other community asset within Read. For example, you might wish to apply for feasibility looking at roof-top solar PV and/or battery storage, as well as EV charging. Or you might wish to focus on one technology (EV Infrastructure) across a few village car parks.

It was agreed to wait on whether more funding comes through due to lack of capital funding. Cllr Anderson still queries the charge points in car park as only people who will use it is those using cricket club.

11.10. Clerk SLCC membership and training -

The clerk's membership to the Society for Local Council Clerks provides access to training opportunities and professional qualifications for the parish clerk, as well providing the clerk with regular updates on current issues, a quarterly magazine, and access to an advisory service.

Last year Read Parish Council paid for this at a cost of £188, and the clerk was able to gain both ILCA and FILCA qualifications. An invoice has not been received as yet, expecting to be notified in June. Initial discussions with both chairs of Read and Simonstone Parish Councils have shown a willingness to split the cost of this membership going forwards

Options for splitting payments between Read and Simonstone Parish Council's:

- a) Simonstone pay this year, and then split costs 50:50 going forwards
- b) Split costs 50:50 going forwards.

It was agreed that SPC pay this year, then we split it 50:50 (proposed Cllr R Hanson, seconded Cllr Hacking).

Cllrs from Simonstone Parish Council have expressed an interest in the clerk completing the professional CILCA award this year.

Propose to support this (Cllr R Hanson, Cllr Neary seconded). **ACTION(s):** clerk to inform SPC of decision.

11.11. Arrangements for notification of auditor and public of approved accounts, including setting the dates of the period for the exercise of public rights.

To comply with the Annual Governance and Accountability Return (AGAR) 2025/26:

1. The authority must publish on the authority website the information required by Regulation 15 (2), Accounts and Audit Regulations 2025, including the period for the exercise of public rights and the name and address of the external auditor before 1 July 2026. This was done on the 18/05/2026.
2. Read Parish Council's End of Year Accounts 2025/26, including the Asset Register and the Signed Annual Internal Audit Report 2025/26, Section 1 – Annual Governance Statement 2025/26 and Section 2 – Accounting Statements 2025/26 were published on Read Parish Council's website on the 18/05/2026.
3. The Responsible Financial Officer (RFO), on behalf of the authority, must set the commencement date for the exercise of public rights with must be a single period of 30 working days for inspection (this excludes weekends and public holidays) which must include the first 10 working days of July. Commencement date: 3rd June 2026,

notification of this was published on Read Parish Council's website on the 18/05/2026, and on the parish noticeboards on the 21/05/2026.

All actions above have been approved by Read Parish Council.

- 11.12. Update on dog fouling/correspondence with dog warden.** Dog Control Public Spaces Protection Order - RVBC currently have a Dog Control Public Space Protection Order (PSPO) in place to tackle dog fouling and problematic dog behaviour across the borough, valid to 18th October 2026. PSPOs are intended to deal with a particular nuisance or problem in a particular geographical area that is detrimental to the local communities' quality of life, by imposing conditions on the use of that area that apply to everyone. They are designed to ensure the law-abiding majority can use and enjoy public spaces safely. This order can be quoted on signage. Two parts relevant to us:
- Fouling of land by dogs - This requires dog owners or the person in charge of a dog to remove faeces from any land which is open to the air and to which the public have access.
 - This prohibits a person in charge of a dog taking that dog onto or permitting the dog to enter or remain in any enclosed children's play area, skate park, tennis court, basketball court, bowling green, putting green, marked sports pitches and any other similar recreational facility.
 - CCTV can be used to send complaints to dog warden, but this is only useful if details of the offender are also included. Dog warden visits can also be requested at times of high offense.
 - Cllr Hacking reported that the dog warden comes to Read every Friday morning.
 - Cllr R Hanson proposed getting signs made with dog control PSPO on and put it up. Might need two signs, one by gate and one by parking area. **ACTION(s):** Cllr R Hanson to have signs made up, clerk to send over information on PSPO.

12. Planning applications and decisions:

No applications received. 125 Whalley Road has put in for certificate of lawfulness of a dormer window, small window at back of house. Cllr R Hanson thinks the consultation will have ended before next meeting, therefore asks if anyone has any objections. No objections

13. Finance and accounts: Council approved finance report (Appendix III). Cllr Hanson has done quarterly bank reconciliation.

14. Other matters not on the agenda:

- Back street lights – Cllr Anderson has obtained permission to install light for gable end on Fort Street; homeowner has changed his mind. No contact with homeowner at other end but a note has been put through the door. When Cllr Anderson installs light at gable end, he will call again. Cllr Hanson suggests putting the light up anyway.
- Road going to car park and cricket club – people have a habit of parking up right against the main road and this is a big safety problem. Can we do anything about this? Unadopted road - could we put double yellow lines? Employ contractors. Road surface is bad on one side, could be difficult. There is a sign on gable end of the club saying it is private. One vehicle there frequently is a black van, a local resident: can we ask to park further down the road? **ACTION(s):** Cllr Neary will approach van owner.
- Trees on church gardens – work has been done to make these safe. The rest of trees are in good health. Pile of paving slabs have been left in a corner. It was queried whether it would be beneficial to have a tree management policy. Andrew

Isherwood does a yearly inspection of parish and we respond accordingly. ROSPA inspection of playground.

- Cllr Neary represented Read Parish Council at Buckingham Palace last month. Cllr Hacking proposed RPC cover his train fare (Cllr R Hanson seconded). **ACTION(s)**: clerk to reimburse train fare.
- Brown bin left at top of allotments has gone; Cllr Neary has emptied and taken it to the tip. **ACTION(s)**: (i) Cllr Neary to contact Rhys about second camera, and (ii) councillors to put up a laminated notice at top of allotments requesting public to take dog mess away.
- During the beer festival on the cricket field there was trouble on car park. 3 police cars turned up. Attendees had taken alcohol onto car park. Cllr Neary spoke to the Cricket club asking them to enforce the rule that alcohol should not be taken off the premises. **ACTION(s)**: (i) Cllr Neary to send details of incident to clerk to draft letter to cricket club asking if signs have been put up about alcohol staying on premises, (ii) clerk to formally write to cricket club to say we won't be charging annual rent in lieu of CCTV as long as we continue to have cameras (two separate letters), and (iii) clerk to thank PCSO Katie for patrols coming around.
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15. Items for next agenda:

- 15.1. Hammond Ground
- 15.2. Climate crisis – Sian to send over information
- 15.3. Garage site on Fort Street – overgrowth. Owned by Council. It was queried as to whether we have had a response from RVBC about site purchase.
ACTION(s): Clerk to chase up garage site purchase request.
- 15.4. Playground inspection
- 15.5. Double yellow lines on lane down to cricket club

16. Actions from previous agenda:

- 16.1. Forwarding information on net biodiversity gain to councillors: Cllr R Hanson has requested councillors search online for this.
- 16.2. Haven't had chance to move planter from Fort Street. **ACTION(s)**: Cllr Neary will confirm with chemist that they are ok with it being moved to area in front of chemist.

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

The meeting ended at 9.25 pm.

The Next Meeting will take place on 1st July 2026 at 7pm at the Village Hall.

Appendix I:

STATEMENT BY MARTIN CRABTREE - ON BEHALF OF THE HAMMOND
GROUND COMMUNITY GROUP - 3rd June 2026

I have asked to speak tonight on behalf of our Group in advance of item 1 1.2 on tonight's agenda in relation to Hammond Ground. At your last meeting Mark Murphy our Chairman (who is away) asked you to consider the inadequacies of the consultation process undertaken by the developers. He made it clear we couldn't debate the Planning Application because at that stage there wasn't one.

Shortly after the last meeting developers lodged a formal application for 77 houses but there are issues with that application and no documents in support have been put on the website.

In view of the lack of any additional documentation I would suggest there is little merit in you having any detailed discussion on this issue at this stage and you consider adjourning further consideration until the next meeting assuming the full details of the application are known.

I do, however, have some preliminary points. We have nearly 500 followers on Facebook and the vast majority of people in the village we speak to are totally against this development. We hope and expect therefore that you will fully support our cause. As and when the full details are known we would ask for a meeting with either all of you or a smaller agreed group where we can put to you all our positive Planning arguments and our critique of the Application documents before you respond as a Consultee to Ribble Valley. That meeting ought to be an informal one as a limitation to a three minute address is a totally unsatisfactory method of dealing with what I suggest is one of the most important issues to arise in this village in years.

Another point arose when we attended Simonstone Parish Council just after your last meeting. One of their Councillors raised concern that we could well be the next Barrow with incremental applications resulting in the village being flooded with houses. The owners of Hammond Ground some of whom are based in Monaco and Jersey have repeatedly put forward the proposal on call for sites exercises by Ribble Valley that they could build 702 houses on Hammond Ground This is a 50 acre site in single ownership so lack of planning permission is the only issue that prevents them realising their ambition.

The planning history of Barrow provides a sobering view of what could happen to Read. In 2009 an application for 70 houses was granted on Barrow Brook. In 2011 another 37 on the same site was applied for and granted. Later the same year 504 houses were applied for and granted on Appeal. In 2013 an application for another 190 houses was granted. Many smaller site permissions have been granted since then. On one of the large sites there were 4 applications to amend the section 106 agreement to make the development more palatable for the developers. Don't be taken in by any suggestion that a section 106 agreement on our site will protect against further development

I raise this issue not as a Planning argument that can be used but as a warning that we must do all we can to prevent the principle of development being agreed leading to a huge estate ending up on Hammond Ground and the rest of Read then coming under attack.

Appendix II: Borough Councillor Report.

BOROUGH COUNCILLOR'S REPORT TO READ PARISH COUNCIL ON 03 JUNE 2026.

Planning Application Ref: 3/2026/0356 was received by Ribble Valley Borough Council to build 77 houses on Hammond Ground. This application has been mentioned in our most recent Green View Newsletter but although it can be found on the Council's website by doing a planning search on its reference number, it has not yet been validated so it is not yet an active application and the comments button will not work until this process has been successfully concluded. I have made enquiries of the Head of Planning & Development, and she has confirmed that the Council has asked the applicant for further information before the application can be validated. She does not think this will take them long to resolve. However, if the applicant can't resolve these issues within a reasonable timeframe (usually up to 1 month) then the status of the application would change to withdrawn, the applicant would need to submit again, and a new number would be allocated.

Regarding the Meadow View estate in Read, a meeting was held here on Wednesday 20 May to bring together as many of the interested parties as possible. Representatives attended from Lancashire County Council, the Meadow View, Read Management Company and Onward Homes at which we discussed options for closing the funding gap for bringing the drains, roads and footpaths of the estate up to an adoptable standard. I very much hope that Read Parish Council can attend the next meeting which is scheduled provisionally to be held here again 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 going forward.

Our next Councillor Drop-in Session is here in the Hub Room at Read and Simonstone Village Hall on Wednesday 24 June from 10-11am.

Following a change in Committee allocations at the Annual Council Meeting, I am now on the Community Services, Health & Housing and Policy and Finance Committees but am no longer on the Planning and Development Committee. Regarding the potential Hammond Ground planning application and any other future ones in the villages, in some ways coming off the Committee gives me more freedom to campaign against any unsustainable development that threatens our communities. I will still be able to request to speak to the Planning Committee for up to five minutes in its meetings and can speak with or email members of the Committee regarding any planning applications of concern. My experience of being a member of the Committee should hopefully also be useful in terms of possible planning grounds for refusal.

Councillor Malcolm Peplow

02 June 2026

Appendix III: Finance Report

May 2026 Account reporting		
Payments		
Date	Item	Amount
01/05/2026	Easy Websites	£ 58.08
07/05/2026	Isherwood tree works	£ 350.00
07/05/2026	LALC membership 26/27	£ 281.16
11/05/2026	BP to Bob Anderson for Solar Lights	£ 60.00
11/05/2026	BP to Bob Anderson for allotment tap	£ 13.00
11/05/2026	HMRC clerk tax and NI	£ 35.57
11/05/2026	BP to Anna Haines - clerk salary May 26	£ 582.10
11/05/2026	BP to waterplus April 26	£ 54.77
11/05/2026	BP to clerk for lever arch file	£ 1.79
21/05/2026	BP to Geoff Lambert internal audit	£ 60.00
31/05/2026	bank charge	£ 7.00
Total		£ 1,503.47
Receipts		
Date	Item	Amount
01/05/2026	Plot 15B bond	£ 5.00
05/05/2026	Plot 8A rent and bond	£ 124.74
06/05/2026	Plot 17B rent and bond	£ 118.55
07/05/2026	HMRC VAT return 25/26	£ 4,350.56
18/05/2026	SPC playground contribution	£ 375.00
18/05/2026	Plot 18 C rent and bond	£ 118.55
20/05/2026	Burgess logs	£ 10.00
20/05/2026	Knight logs	£ 5.00
20/05/2026	world logs	£ 5.00
29/05/2026	plot 14 logs	£ 10.00
Total		£ 5,122.40
Bank accounts		
	Unity Current:	£ 1,932.04
	Unity Savings:	£43,476.80
	Total	£45,408.84
	Balance brought forward	£41,789.91
	Difference from previous month	£ 3,618.93
Bank reconciliation		
Receipts - Payments		£ 3,618.93
Difference from previous month		£ 3,618.93
Do these amounts match?		YES

READ PARISH COUNCIL

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

		Actual Income												
INCOME	Stream	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Total
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 licenses	Other	515.00	61.84								3,044.03			3,620.87
Bank interest	Other													0.00
Other income	Other													0.00
Allotment revenue	Other		30.00											30.00
Contributions	Switches, bonds and contributions		375											375.00
Bonds	Switches, bonds and contributions	30.00	305.00											335.00
Bank switches	Switches, bonds and contributions													0.00
Totals:		17,653.00	5,122.40	0.00	0.00	2,086.00	0.00	0.00	0.00	0.00	3,044.03	0.00	0.00	27,905.43

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EXPENDITURE	Stream	Actual Expenditure												Total	Budget	Rem.	
		April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March				
clerk salary	Admin. Exp.	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	582.10	6,985.20	7033.10	47.90
HMRC (tax/NI)	Admin. Exp.	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	35.57	426.84	367.20	-59.64
Expenses (mileage, printing, consumables)	Admin. Exp.	1.79	1.79												3.58	194.84	191.26
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.														0.00	679.14	679.14
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	7.00	84.00	74.74	-9.26
General admin	Admin. Exp.														0.00	144.85	144.85
website /IT/computing costs	Admin. Exp.	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	58.08	696.96	1022.00	325.04
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	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	656.43	868.99	212.56
Bus stop cleaning	Amenity Exp.	35.00		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	772.75	737.75	772.75	737.75	772.75	737.75	772.75	737.75	772.75	737.75	772.75	10,830.36	34,422.96	23,592.60

Budget pots	Amount 1st April	Expenditure	Amount 31st March 2027
Expenses	24,423	3,277.86	21,145.10
General reserves	13,096		
Allotment bonds	5,600		
Earmarked reserves	7,446.81		
Allotment revenue	30.00		

Appendix iv: Actions from minutes

Minute	Action	Status
7.2	clerk to follow LALC advice on Facebook issue	
7.2	ClIr A Hanson to ask for help from Barrie on Facebook issue	
7.5	clerk to set up additional allotment account.	
7.6	clerk to look into costings of phone and seek SPC agreement.	
8.1	Add as an agenda item for what we can do as a parish to support climate change as a holistic approach	
10.5	clerk to send out 3 eviction letters for 14 days payment or forfeit of plot.	
11.2	clerk to put Hammond Ground on agenda for next meeting	
11.3	clerk to update meeting dates on website.	
11.4	clerk to update dates on all approved policies on website	
11.4	ClIr A Hanson to send RVBC Code to Conduct to clerk to redraft.	
11.4	ClIr Greenhough to send clerk information on Sabden's finance overview	
11.5	clerk to add statement that council requirement is that no foliage overhangs the pavement at all, however, if you require any help at all please contact us, include partially sighted people, prams, wheelchairs in people who are inconvenienced, and resend around.	
11.7	Clerk to speak to Read Motor Bodies and see if they happy to do 10 year lease, then instruct Houldsworths.	
11.8	clerk to instruct Stately Lighting.	
11.1	clerk to inform SPC of decision on SLCC membership and CILCA course	
11.12	clerk to send over information on PSPO to R Hanson, who will get signs made up for recreation grounds	complete
14	ClIr Neary to approach van owner parking on road to cricket club.	
14	clerk to reimburse train fare for ClIr Neary.	
14	ClIr Neary to contact Rhys about second camera	
14	councillors to put up a laminated notice at top of allotments requesting public to take dog mess away.	
14	ClIr Neary to send details of cricket club incident to clerk to draft letter to cricket club asking if signs have been put up about alcohol staying on premises	
14	clerk to formally write to cricket club to say we won't be charging annual rent in lieu of CCTV as long as we continue to have cameras	
14	clerk to thank PCSO Katie for patrols coming around	
15.3	Clerk to chase up garage site purchase request.	
16.2	ClIr Neary will confirm with chemist that they are ok with the planter being moved to area in front of chemist.	