

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 27th April 2017

95/17 PRESENT:

Cllrs Robert Bettley-Smith, Seb Daly, Graham Ecclestone, Richard Head, Frank Speed, Jo Thomas (from min.106), Terry Townsend and Ian Walton.

96/17 IN ATTENDANCE:

Gwyn Griffiths (Clerk).

97/17 Apologies for absence had been received from Cllrs Berrisford (family), Hales (family) and Watkin (holiday). An apology for late arrival had been received from Cllr Thomas.

98/17 Members considered the declaration of interests in agenda items.

Cllr Speed declared a prejudicial interest in planning application 17/00290/AGR from as he had engaged in significant business dealings with the applicant.

Cllr Daly declared a personal interest in planning application 17/00107/FUL as the applicant and immediate neighbours were clients.

99/17 **RESOLVED that the minutes of the meeting of 23rd March 2017 be approved as a true record and be signed by the Chairman.**

100/17 There were no members of the public present to participate in public participation.

101/17 The Chairman reported on actions since the last meeting.

He had attended a meeting of the Rural Transport Scheme, which was still experiencing a low level of utilisation, had exchanged e-mails with County Cllr Loades re pavement issues, and had been copied in on e-mails from the regulatory authorities in relation to issues at Doddlespool.

Other matters would be considered later on the Agenda.

102/17 The Vice-Chairman indicated that Cllr Loades had failed in his undertaking to arrange a site meeting to discuss traffic issues in Bowhill Lane/ Church Lane. As Cllr Loades was standing down the matter would now need to be progressed with the new County Councillor.

103/17 The Clerk had no matters on which to report at this stage.

104/17 Members noted that he had received neither an apology nor a report from the County Councillor.

RESOLVED that the Council express its disappointment regarding the County Councillor's continuing non-attendance and lack of response to communications from the Council.

105/17 There was no report from either Borough Councillor.

106/17 Cllr Daly presented a report from the Governing Body of the School which was interested in using the copse area adjoining the wall restored by Betley Heritage Trust as a nature area. This would require the removal of the existing fencing which had been installed on behalf of the County Council.

RESOLVED that, in the first instance, the matter should be dealt with by direct contact between the School and the County Council but that the Parish Council would consider the matter further, if appropriate, at its June meeting.

[Cllr Thomas joined the meeting during the above item]

107/17 Cllr Head outlined Phase VII of the Village Hall refurbishment which involved development of the play area. No decision was needed at this point but the intention was to retain some of the existing equipment along with the provision of some new pieces, and the replacement of the cushion flooring. The scheme was not extravagant but was likely to cost in the area of £40-60,000. Realistically it was likely to require a three year programme.

108/17 The Clerk advised members that there had been no Urgent Business dealt with since the last meeting.

109/17 The Clerk advised members that a further planning application had been received and invited members to determine how it should be dealt with.

RESOLVED that the application be considered at this meeting.

110/17 Members considered the following planning application.

[Cllr Daly declared a prejudicial interest in this application as it might result in additional traffic passing his property and withdrew during its consideration.]

17/00290/AGR General purpose agricultural building open silage clamp and hardstanding, Bow Hill Farm, Bow Hill Lane, Betley.

RESOLVED that the Parish Council has no objection.

111/17 Members considered the following planning application.

17/00107/FUL Single storey front extension, Yew Tree Farm, Common Lane, Betley.

RESOLVED that the Parish Council has no objection.

112/17 Members received the following planning application. Although the Clerk had been told that a representation from the meeting would be acceptable he had learnt that day that the application had been approved.

17/00188/FUL Building to provide domestic garage and home office, Hazelwood Barn, Balterley Green Road, Balterley.

RESOLVED that the Parish Council express its extreme disappointment that it had no opportunity to comment on this application and asks the Borough Council to take measures to prevent such an instance occurring in the future.

113/17 The Clerk reported on the following Planning Decision Notices:

17/00139 Agricultural building, rear of 6 Brassington Terrace, Den Lane, Wrinehill -
PERMITTED

17/00188 Domestic garage and home office, Hazelwood Barn, Balterley -
PERMITTED

114/17 Members considered ongoing planning and environmental issues in the Doddlespool area. It was noted that a new entrance had been formed to a field immediately to the north of the Doddlespool area.

[Cllr Daly indicated that, having previously declared a prejudicial interest in this matter, he would leave the meeting as there was a substantive discussion on the above business.]

RESOLVED that the Clerk write to the Borough Council pointing out that a new field entrance appears to have been formed and that the Parish Council was not aware of any planning application having been submitted or permission granted for such engineering and hedge removal.

That the following be noted in relation to the general issue of activities at Doddlespool:

- * The concerns expressed by Newcastle Borough Council re planning enforcement;
- * The correspondence from residents which had been received by the Parish Council and which had been considered;
- * That the Parish Council had raised these matters with the Environment Agency as the regulatory authority but had been assured that there was no regulatory breach;
- * That the Borough Council is seeking to use its planning powers to control some activities.

115/17 Members reviewed arrangements for the Annual Electors' Meeting. It was agreed that there would be a short presentation on the progress of the Neighbourhood Plan.

116/17 The Clerk advised members that the final account had now been received for the works carried out to extend the burial ground. As previously resolved the Parish Council's contribution would be £1,750.

117/17 Members reviewed the Council's annual contribution toward maintenance of the burial ground in view of its extension and a request for additional support from the Parochial Church Council.

RESOLVED that the Parish Council's annual contribution be increased to £550 in 2017-18 and that the PCC be asked to indicate any additional costs incurred in maintaining the area which was consecrated but was currently uncommissioned.

118/17 Members considered the potential use of the commuted sum paid to the Borough Council in lieu of the provision of affordable housing on the Blue Bell site. The Chairman had established ownership of the site and the Clerk had written asking the owners if they would be prepared to consider a scheme to include affordable and/or social housing on the site utilising the commuted sum. No reply had been received.

RESOLVED that the matter be reviewed at the May meeting prior to responding to the Borough Council.

119/17 Members considered issues relating to the Laudy Croft site, in particular the arrangements for opening the site to the public, and a request which had been received to locate a beehive on the site.

RESOLVED a) that options for signage be explored;
b) that an opening ceremony be held on Saturday 17th June at 2pm;
c) that Cllr Thomas be asked to develop ideas for an event to mark the opening;
d) that, in view of safety issues relating to public use of the site, the request to locate a beehive on the site be refused permission at this time.

120/17 Members reviewed concerns raised regarding heavy goods vehicles passing through the village. It was noted that this was a complex problem involving various operations, many of which were located outside the Parish or even the Borough.

RESOLVED a) that the Clerk investigate the legal position regarding some of the operations which were giving rise to usage;
B) that the Clerk write to Cheshire East Borough Council asking for the Parish Council to be included as a consultee for developments located adjacent to the Parish and/or which were likely to impact on the Parish.

121/17 Cllr Daly reported on progress on the development of a Neighbourhood Plan. Response to the Questionnaire had been excellent with 307 responses (including on-line) from 580 issued. Data analysis was underway and would be reported in June. Consideration was now being given to consultation with businesses and community groups.

122/17 The Chairman advised that the complaint regarding the pavement conditions in East Lawns and Church Lane had been registered with the County Council as 4078074 and 4078075 respectively.

123/17 Members again considered the longstanding concern regarding pavement safety issues on Church Lane, particularly in relation to the school. It was agreed that further action would have to await the election of the new County Councillor.

124/17 Cllr Townsend advised members that the portable speed monitoring equipment was expected to be delivered in the next week. The previous Speed Indicator Device had returned to the village for a further 3-4 week period. Members were asked to consider whether additional posts should be provided for the portable equipment.

RESOLVED that the equipment should be mounted on existing street furniture, subject to the necessary consents, and that no new posts be approved at this stage. However new posts might be appropriate as use of the equipment developed and that the use of ground screw fittings would be preferred.

It was noted that the Community Speed Watch Scheme had restarted and that a monitoring session had taken place.

125//17 **RESOLVED** that the press and public be excluded during consideration of the following item under the provisions of the Public Bodies (Admission to Meetings) Act 1960 and Section 100A (Schedule 12A Part I) of the Local Government Act 1972 in that it relates to potential contractual arrangements for the supply of goods and services, and/or potential legal proceedings by or against the authority, and that it is considered to be in the public interest to exclude.

126/17 Members considered the Council's position in relation to any maintenance obligations/undertakings in relation to Common Lane. It was noted that although some information had been supplied by a resident it did not relate to any undertakings given (or otherwise) by the

Council in the past, and did not specify any obligations. In view of this it was **RESOLVED** that the Clerk write to the resident seeking clarification.

127/17 Area issues raised by members were considered. These included the future of The Broughton Arms, the condition of the footway between Doddlespool and Balterley, the sale of social housing in the Parish by Aspire Housing, and the impact of HS2 works on Den Lane.

RESOLVED a) that a representative of Aspire be invited to the June meeting to explain the Association's lettings and management policy in the area;

b) that the Clerk establish whether the works to Den Lane formed part of the HS2 Consultation carried out in 2016.

128/17 The Clerk tabled correspondence received since the last meeting.

129/17 The Clerk submitted to members a list of invoices to hand and payments due, and the Financial and Bank Statements to date.

130/17 **RESOLVED** a) that the Council authorises payment of the following:

J Harding & Son	Highways maintenance	£ 616.00	1285
J Thomas	Meml Garden Xmas Event	£ 49.68	1286
G Griffiths	Salary/ Expenses	£ 409.51	1287
L Rimmer	Meml Garden maintenance	£ 120.00	1288
Groundwork UK	Repayment of Grant	£ 971.26	1289
Camley Estate Management	Admin (Land Registry)	£ 9.00	1290
Royal Mail Group	Freepost Use (Neighb Plan)	£ 80.23	1291
St Margaret's PCC	Churchyard Extension & Maintenance		
		£2,300.00	1292

c) that the Financial Statement be received;

d) that the Bank Statements be noted, and the reconciliation verified and be signed by the Chairman.

131/17 Members considered any necessary works at the Memorial Garden.

RESOLVED that the Contractor be asked to carry out summer bedding works within the agreed budget.

132/17 Members considered matters relating to council communication.

133/17 Date of next meeting: In view of the number of likely absences on the planned date it was **RESOLVED** that the May meeting be held on Thursday 18th May at the rising of the Annual Electors' Meeting.