

## MINUTES OF CHRISTLETON PARISH COUNCIL ORDINARY MEETING

### INCORPORATING KING GEORGE'S TRUST

Held on Tuesday 7<sup>th</sup> September at 7.30 pm

At Christleton Sports Club

#### UNSIGNED

**Present** Cllr Luke Henley (Chairman) Susan Robson, Elizabeth Inall, Damian Murphy Peter Tonge, Graham Ranger, Kate Sinclair, John Beckitt (for part of the meeting) & Janet Brown

In Attendance: CWAC Cllr Stuart Parker, 3 representatives from Christleton Pre-School, 4 members of the public & Sue Thwaite, Clerk

**Apologies:** Cllr Lauren Buckley (family celebration)

#### Declaration of Disclosable Pecuniary Interests

1. Cllrs Susan Robson declared an interest item 5b Update on University of Law item and Cllr Kate Sinclair declared an interest in items 5b & 5c UOL Update on University of Law and St James Church item.

#### Minutes of the last Meeting

2. The Minutes of the Annual Parish Council and Ordinary Parish Council Meeting held on Tuesday 20<sup>th</sup> July 2021 were approved as a true and correct record.

#### Presentation by Christleton Pre-School re new building

3. Members of Christleton Pre-School together with their architect to approach the Trustees of KGF for permission to develop part of the First Field to build a new purpose build pre-school which is desperately needed.
4. Their current premises are inadequate to cope with the growing demands, all the equipment has to be stored away at the end of each session, no areas to display anything and there is no green open space for children to benefit from outside play and learning and it is very close proximity of the A41 trunk road which creates problems with dropping off and picking up children, air pollution and dangers for children having to cross the A41 if walking to the school. There are a number of special needs children and due to their current situation, they cannot offer what it should to early years learning for these children.
5. A previous application for consideration to place the pre-school on the first field was not successful due to restraints from Fields in Trust with creating a second lease on this land. Further investigations have now confirmed that this would be possible as there are other instances of pre-school building on KGF land so long as it is appropriate and benefits the community.
6. The Architect then went on to outline what they hoped to build, with much of the process being completed off site for minimum disruption with construction traffic and noise, it would be dual purpose building offering use by the local community offering a pop-up café for weekends and evenings, and new public toilet together with a safe environment for the children in a quiet rural setting offering outdoor environment on their doorstep. It would also incorporate high grade insulation, sustainable materials and additional eco-friendly extras.
7. A number of issues were raised including the siting of the building on the field as the Parish Council is currently working on plans to increase the use of the field for sport and similar activities and putting more equipment on the field. There will also be an impact on the road, which is an unadopted road, with the burden of upkeep being on the residents of Little Mere,

it was suggested that they consult with Little Mere Management on their plans, which they are very happy to do.

8. The Chairman thanked the pre-school representatives for the presentation and asked all Councillors if they were happy to engage with the process further, this was agreed unanimously and the Council will now work on a way to take this matter forward.

**Action:** To set up a working group work out what approach the Council will take to move this matter forward and liaise with the Pre-School on all aspects of the project, e.g., siting of building, rents, tenure etc. In the meantime, the Pre-School will continue to talk to Fields in Trust.

#### **Item 6a was bt/fwd**

##### Update on CWAC Highways backlog

9. Agreement that the Birch Heath Lane build-out and re-siting of Pepper Street build-out should be installed first with Plough Lane to follow. We are still awaiting final estimates for the cost of this work from Highways.
10. The siting of the Birch Heath Lane buildout being located adjacent to the last house have caused concern to two residents who attended the meeting to put their concerns to the Council and to see if it could be re-located.
11. They are very concerned of the location of the build-out, that it is too near the entrance to their property which would make it very difficult to enter and leave, cause problems with deliveries and weekly refuse collections, Royal Mail etc.
12. Cars would be stopping directly in front of their driveway which would be detrimental to privacy and security and turning right into their driveway there could potentially be an oncoming vehicle across the drive.
13. They asked two questions - (i) to have sight of the second locations that was considered and (ii) who else had been consulted on this scheme.
14. Cllr Ranger went on to explain the reason where it has been located is because of Highway's regulations say they have to be within a street lit area and this is located exactly under the last street light before it goes out into the countryside. To extend the lighting further out would cost a great deal of money which would have to be met by the Parish Council and, it would have to be reviewed by Highways again for approval.
15. Cllr Ranger also explained that the second option mentioned was not from Highways, but from someone expressing their view for another location, this was not an official alternative.
16. A number of residents have been consulted, but not all, it was agreed that the design for the build-out would be shared with all affected residents, and that the Council would go back to Highways with the concerns expressed.
17. A number of residents have already expressed their approval of this scheme

#### **Public Forum**

18. There were no further issues for this meeting

#### **IT Improvements**

19. This matter is ongoing and Cllrs Henley, Sinclair and the Clerk will progress this over the next few weeks.

#### **Planning**

##### Planning Applications

20. A list of planning applications previously circulated to all councillors was considered, comments noted by the Clerk for submission to CWAC Planning Authority, all comments can be viewed on CWAC website

21. Comments on application number 21/03054/FUL to be made to CWAC Planning were agreed and these will be submitted.

Update from University of Law Working Group

22. Due to the potential length and complexity of this planning application for the development of the University of Law site and, to allow the time needed it was agreed to defer it and to convene an extraordinary Parish Council meeting to be held on Thursday, 16<sup>th</sup> September, 2021, the venue to be confirmed asap.

To consider preliminary proposal for land at St. James Church

23. This item is to be deferred and put on the agenda for the forthcoming extraordinary Parish Council Meeting.

**Cllr Beckitt left the meeting at this point**

**Traffic & Road Safety**

Update on STTF/ South East Chester Pilot

24. A report from Cllr Beckitt has been circulated to all members prior to the meeting which was accepted by all members

Update from air Quality Working Group

25. The A51 PM 2.5 monitor has been in place for nearly a year, mostly during low traffic/lockdown periods. A review with CWAC is planned for October when it is anticipated that traffic volumes will have returned to more normal levels.

Update on Speedwatch

26. The Speedwatch initiative has now recommenced and they are looking for volunteers to assist. They are also working closely with PCSO Linda Bailey on this initiative.

**KING GEORGE'S TRUST ITEMS**

**Item 7e was bt/fwd**

To consider quotations for KGF Public Liability Insurance

27. Having consider quotations from current provider (Zurich Insurance) and from alternative provider (BHIB Ltd) which differed greatly on the premiums it was:

**Resolved:** To accept the quotation from BHIB Ltd which saved a great deal on the premium for increased cover.

**Action:** The Clerk to confirm acceptance of BHIB quotation and inform Zurich of the decision to go with another provider.

To approve expenditure for

28. The expenditure set out in **Appendix 1** below was approved.

To approve estimate to re-site wooden posts on First Field

29. Having tried to acquire the required three quotations from contractors for this work, two of which declined to quote, it was agreed to accept the quotation of £1476 including VAT from the only contractor who quoted.
30. The exact positioning of the posts will be confirmed and the post nearest to the oak trees will not be moved to protect the trees from damage.

**Resolved:** To accept the above quotation to move the posts on the first field

**Action:** Clerk to confirm decision with contractor

Update from LHPA Working Group

31. The quotations for replacing the swings at Little Heath Play Area had been circulated to all members and following discussion it was proposed by Cllr Inall and seconded by Cllr Tonge that we accept the quotation from Dunkil Developments Ltd at a cost of £13,980 to carry out this work.

**Resolved:** It was agreed unanimously to accept Dunkil Development Ltd quotation.

**Action:** The clerk to confirm the decision to the contractor.

32. A further meeting is to be arranged with John Sieler of CWAC and the LHPA working group to look at more proposals to develop the first field further.

Update from CSC Liaison Group

33. The report circulated prior to the meeting was accepted and a further Liaison Meeting will be organised for October 2021.

**Allotments**

34. Cllr Tonge and the Clerk have been invited to act a judge as the Allotment Produce show on Saturday 11<sup>th</sup> September, which they have accepted.
35. As a gesture of goodwill, a refund of £30 will be made to one allotment holder who had to give up her plots after 3 months into the current year having paid the full rent for the year.

**Finance**

To approve expenditure for September 2021

36. The expenditure set out in **Appendix 2** below was approved:

Update on online banking

37. The Clerk confirmed that she is currently looking into switching current bankers to NatWest who offer the facility to clubs and organisations of online banking, but prior to this the current bank signature mandate needs to be updated.

**Action:** The Clerk will continue to action this item.

**Christleton Schools**

Update from Christleton High School

38. There was no report for Christleton High School at the meeting but it was agreed that a liaison meeting with the school should be arranged during the winter term.

Update from Christleton Primary School

39. Cllr Inall reported that there was great concern with incidents of flooding occurring in the car park, and playgrounds when there is a heavy rainfall, the issue has been raised with CWAC with little response. The school's drains have been cleaned out but it has had little effect.

**Action:** Cllr Beckitt has been looking at drainage matters and Cllr Inall will liaise with him on this matter

40. There has been a lot of work carried out over the school holiday in re-modelling the school to create more space.

**Monthly Inspection Report**

Capesthorne Road Community Orchard

41. There were no issues to report at this meeting.

## Action Items

### Update on PROW registrations

42. There has still been no action taken following the submission of the documentation in December 2020 to CWAC in respect of registering local footpaths as public rights of way. Confirmation that if we have had no response on the anniversary date of submission then we can request that the Secretary of State for the Environment take the matter up on our behalf.
43. It was agreed to liaise with Littleton Parish Council to draft a joint letter to CWAC Footpath Officer advising them that we will be writing to the Secretary of State for the Environment in November if no action is taken by then.

**Action:** Cllr Tonge will action this item

### To consider arrange an Open Morning event

44. Having discussed this matter it was agreed that due to current COVID issues that this matter be deferred to the New Year.

### To consider draft response to the Local Plan Updating Consultation.

45. A draft document was presented to the meeting by Cllr Ranger for discussion and it was agreed that Cllrs Ranger & Henley would respond on behalf of the Parish Council to the Local Plan Updating Consultation by the deadline of 15<sup>th</sup> September 2021.

**Action:** Cllrs Ranger & Henley to action this item.

## Planit Update

46. A brief report from Cllr Beckitt was circulated to the members stating that the application for Section 106 funding of the no priority Plough Lane Junction and pedestrian and cyclist priority Rowton Bridge Road awaits CWAC Saughton S106 funding decision.

## Information Correspondence

47. A full list of correspondence received as per attachment with the agenda was distributed to the Councillors prior to this meeting.

## Information Only Items

Date of the next meeting: Tuesday 5<sup>th</sup> October 2021

Meeting closed at 9:50 pm

**APPENDIX 1 KING GEORGES FIELD TRUST PAYMENTS**

<b>PAYMENTS</b>	<b>£</b>
Rob Pierce – Groundworks for August 2021	635.00
BHIB Ltd – KGF Annual Public Liability Insurance premium	232.56
<b>INCOME</b>	
BANK BALANCE @ DATE	6758.07

**APPENDIX 2 FINANCE**

<b>ORGANISATION</b>	<b>£</b>	<b>Act</b>
Sue Thwaite – Clerk Expenses AUGUST 2021	60.11	LGA 1972 – Sec 112
CommuniCorp – Local Council Update – Annual Subscription	100.00	LGA 1972 Sec 143
Christleton Sports Club – Grass cutting of First Field & contribution to replacing roller on mower	200.00	Open Spaces Act 1906
GeoXphere Ltd - Parish Online annual subscription	63.00	
Countrywide Grounds Maintenance Ltd – Cutting Birch Heath Common	308.16	Open Spaces Act 1906
Rob Pierce – Groundworks for June 2021	350.40	Open Spaces Act 1906
<b>No Prior Approval Payments</b>		
Sue Thwaite Clerk – Salary and add hours for AUGUST 2021	506.11	LGA 1972 – Sec 111
Derek Garner – Village Asst Pay & expenses AUGUST 2021	189.85	LGA 1972 – Sec 112
HMRC – PAYE & NICS for AUGUST 2021		
<b>INCOME</b>		
Bank Balances – @ 22/08/21		
H/I Account	122,940.64	
Current A/C	100.55	
Dredging A/C	13,054.29	