

## MINUTES OF CHRISTLETON PARISH COUNCIL ORDINARY MEETING

### INCORPORATING KING GEORGE'S TRUST

Held on Tuesday 1<sup>st</sup> February 2022 at 7.30 pm

At Christleton Sports Club

#### SIGNED

**Present** Cllr Luke Henley (Chairman) Susan Robson, John Beckitt, Elizabeth Inall, Damian Murphy, Graham Ranger, Lauren Buckley, Janet Brown & Kate Sinclair

In Attendance: CWAC Cllr Stuart Parker & Sue Thwaite (Clerk)

**Apologies:** Cllr Peter Tonge (unwell)

#### Declaration of Disclosable Pecuniary Interests

1. Cllrs Susan Robson declared an interest in item 6b – Update on UOL planning applications.

#### Minutes of the last Meeting

2. The Minutes of the Ordinary Parish Council Meeting held on Tuesday 14<sup>th</sup> December 2021 were approved and signed as a true and correct record.

#### Public Forum

3. Cllr Parker informed the meeting the CWAC were in the process of setting the budget for the next financial year 2022/2023.

#### To discuss Meeting Standing Orders

4. Following an earlier query at a previous meeting, the Clerk read out the standing order rules in relation to members of the public speaking at a Parish Council meeting, it was agreed that a suggestion by Cllr Beckitt be added to the Standing Orders and adopted by the Council  
Action: Clerk & Chairman will action this item.

#### Planning

##### Planning Applications

5. 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

##### Update on UOL planning applications

6. The Parish Council has learned that the application for a rear Haul Road off Little Heath Road to the proposed development has been withdrawn by the Developer, which means that access to the site will now bring construction traffic through the village and down Pepper Street.
7. The plans for the development have also been amended (21/03468/FUL) and a deadline of 25<sup>th</sup> February 2022 to submit any comments has been confirmed.
8. Cllr Henley tabled an Addendum Statement of Objections to the amended application which was discussed in detail and agreed by all Councillors present (Cllr Robson did not take part in this discussion or vote on the matter), subject to some additions and small changes.
9. With the withdrawal of the Haul Road application, which many residents would not be aware of, it was agreed that a flyer be circulated to all residents informing them that the application for the Haul Road has been withdrawn in order for them to submit any comments on this and the amended development plans. Information regarding both these developments would also be circulated on social media, to reach as wide an audience as possible in the time allowed.

**Action:** Cllrs Beckitt & Sinclair to produce the flyer for distribution

10. Further discussion took place on possibility of a more environmentally, more open, low-density housing scheme for the site, should planning permission be considered which was agreed would be a sensible proposal to make as an alternative to the current scheme.

**Action:** Cllr Beckitt to arrange a meeting with CWAC Head of Planning to have a discussion on alternative ways in which the site can be developed and other planning issues, with Cllrs Henley, Beckitt, Ranger & Sinclair representing the Parish Council

#### To discuss planning application for an Agricultural Building

11. Following discussion, it was agreed that a submission should be forwarded objecting to this application stating a number of issues, including that it does not meet the criteria for Permitted Developments rights, states that it cannot be seen from any road or public footpath, this is incorrect the building will be clearly seen from Little Heath Road and Fir Tree Lane as well from 5 public footpaths. The effect on the development in terms of visual amenity, size of the building which, will have a larger footprint than St James Church and, a number of further objections were listed.

**Resolved:** It was resolved and agreed by all Councillors present that a submission objecting to this application be lodged with CWAC Planning

**Action:** Cllr Tonge & Clerk to action this item.

#### To consider Council's approach to future planning applications

12. Concerns were raised regarding the possibility of a number of green belt sites within Christleton being development sites in the future. Any such proposals would need to meet the test criteria for special circumstances to build on Green Belt. The Parish Council will continue to monitor this matter closely.
13. Following an earlier presentation by Blueoak Development on their proposal to develop a parcel of land at the approach to The Cheshire Cat Hotel – the land lies between the end of the recently occupied houses and the entrance to the hotel.
14. They presented two potential schemes of between 10 to 14 affordable homes comprising of 1,2 3 bedrooms for predominantly young families with the Christleton catchment area, the tenure would be affordable rent.
15. Blue Oak confirmed they would carry out the requirement for a Housing Needs Assessment and would like to work with the Parish Council in compiling the assessment. They have more than eighty years of experience in the construction industry and received a number of awards for their developments.

**Resolved:** To work with CWAC & Blue Oak Developments, without prejudice on a Housing Needs Assessment but reserve judgment until there is a final planning proposal submitted for consideration

### **IT Improvements**

16. Following a discussion, it was:

**Resolved:** To complete the transfer of all Councillors on to a .gov.uk email address for the Council, to set up and pay monthly for Microsoft Office 365 for all Councillors for cloud storage of documents to give them access to the documents. Also, to work with our Webmaster to transfer emails from Krystal to Microsoft.

**Action:** Cllr Henley & the Clerk to action this item

### **Traffic & Road Safety**

#### Update on talks with CWAC Head of Highways

17. Head of Highways has been briefed on the Traffic Study compiled by the High School which identified a large number of children were worried about their routes to school.

18. Also briefed Head of Highways on Air Quality where it was explained that on the main roads and in the centre of the village levels are several times higher than the new guidelines recommended by WHO for Nitrogen Dioxide and PM 2.5.
19. Discussions on the allocation of the Saughton Camp 106 monies are ongoing
20. Head of Highway confirmed that she is going to progress the Average Speed System on the A41 and improve the signalling on the A41 Hamburger and A51/A55 roundabout so as to reduce the queueing on the A41 & A51
21. Rowton Bridge Road proposal is ongoing.

#### CWAC Backlog

22. A trial on the build-out on Birch Heath Lane will be carried out prior to final decision on location and a revised quotation for the build-out will be forwarded in the near future.
23. A date by CWAC Highways for when the improvements at the junction at Plough Lane/Brown Heath Road will confirmed in the near future.

#### ISTTF/South East Chester Pilot

24. This is ongoing

#### Update on flood operations volunteer scheme

25. We are still waiting for appointment of Officer to be appointed to operate this scheme, once confirmed this will be discussed further.

#### Update on Air Quality

26. This was covered in paragraph 18 above but we have requested continuous monitoring of NO2 and PM2.5 at carefully selected locations on the A41, A51 and the centre of the village.

### **KING GEORGE'S TRUST ITEMS`**

#### To approve expenditure for January/February 2022

27. There was no expenditure for approval at this meeting.

#### Monthly Play Area Inspection

28. There were no issues to report this month

#### Update from KGF Development Group/Pre-School/LHPA improvements

29. The new swings have now been installed at the Play Area and we are waiting for ROSPA to carry out their safety inspection, which is due this week and they can then be open for use.  
The member's thanked Cllr Inall for all her hard work on this project; it is much appreciated.
30. The Masterplan for improvements to the play area is still be finalised prior to submission to Council.
31. There is nothing to report on the Pre-School proposal at this meeting.

### **Allotments**

32. There was nothing to report at this meeting.

### **Finance**

#### To approve expenditure for January & February 2022

33. The expenditure set out in Appendix 1 was approved:

### To confirm the Budget and Precept for financial year 2022/2023

34. It was:

**Resolved:** To formally ratify the proposal put forward by the finance group for the budget for the next financial year 2022/2023 and to confirm that a Precept of £65,130 will be demanded from CWAC which is a 0% increase and the Band D level remains at £63.85. This was approved by all members present.

**Action:** Clerk to action this matter.

### **Christleton Schools**

#### Update from Christleton High School

35. There was nothing to report at this meeting but it was agreed that a further approach to the Headteacher should be made to consider arranging a Liaison Group Meeting with the School.

**Action:** Clerk to action this item

#### Update from Christleton Primary School

36. There was nothing to report at this meeting.

### **Planit**

#### Update on Planit proposals

37. A briefing with new CWAC Head of Highways to brief her on the Planit proposal, is expected late February or early March.

### **Monthly Inspection Report**

#### Capesthorpe Road Community Orchard

38. There were no issues to report this month

### **Acton Items**

#### PROW update

39. There was nothing to report at this meeting.

#### Update on Queen Elizabeth's Platinum Jubilee celebration.

40. Information had been circulated on possible ideas to mark the Jubilee and further discussion took place with a suggestion that the Council contact Christleton Fete Group to enquire if they have any plans, or know of any organisations in the Village who have plans in place for a celebration and that the Parish Council would support the plans and make a financial contribution towards the costs – amount to be finalised.

**Action:** Clerk to action this item

#### Update on progress with CWAC & Little Mere Management re: amendments to Little Heath Road Maintenance agreement

41. There was nothing to report at this meeting

#### Quad Bike Training – Christleton Field

42. A number of complaints have been received regarding the loud noise from Quad Bikes being ridden on a local farmer's field, there is concern that this may become a regular occurrence, the Parish Council will monitor this situation.

#### To consider arranging an Open Morning for 2022

43. It was decided to defer making arrangements for an Open Meeting at the present time and this would be considered again later in the year depending on the COVID situation at that time.

To consider arranging venue for future Parish Council Meeting.

44. A decision to revert back to our original venue of the Methodist Church Hall for future meeting was agreed.
45. Thanks were extended to Christleton Sports Club for enabling the Parish Council to carry on their monthly meeting over the last few months and particular thanks to Amanda Harding for all her help and assistance in this matter.

Update on Broadband issues

46. Openreach is starting in February coming to the villages and will be completed by April 2025, City Fibre have already started in Hoole.

**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**

48. The Tree Surgeon carrying out work on the Sycamore Tree on the Village Green reported some concerns regarding the potential issues at the base of the tree. The Arboricultural Company who carried out the initial tree safety survey will be contacted to re-examine the base and report back to the Council on his findings and whether any further remedial action is required.

Dates of the Next meeting: Tuesday 8<sup>th</sup> March 2022

CPC 01/02/22

**APPENDIX 1 FINANCE – JANUARY/FEBRUARY 2022**

<b>ORGANISATION</b>	<b>£</b>	<b>Act</b>
<b>JANUARY 2022</b>		
Sue Thwaite – Clerk Expenses DECEMBER 2021	77.11	LGA 1972 – Sec 112
Mr A Buckley (BHAC) – materials for drainage work at allotments	458.23	Small Holding & Allotments Act 1908 s23
Sue Thwaite – Re-imburement for payment to Krystal Website Hosting	11.99	LGA 1972 – Sec 112
<b>No Prior Approval Payments</b>		
Sue Thwaite Clerk – Salary and add hours for DECEMBER2021	608.85	LGA 1972 – Sec 111
Derek Garner – Village Asst Pay & expenses DECEMBER 2021	78.15	LGA 1972 – Sec 112
HMRC – PAYE & NICS for NOVEMBER 2021	173.92	LGA 1972 – Sec 2
<b>FEBRUARY 2022</b>		
Sue Thwaite – Clerk Expenses JANAUARY 2022	102.59	LGA 1972 – Sec 112
Mr A Buckley (BHAC) – gravel for drainage work at allotments & Gate Key	187.22	Small Holding & Allotments Act 1908 s23
Sue Thwaite – Re-imburement Annual Hosting Fee to Krystal Website Hosting	99.99	LGA 1972 – Sec 112
The National Allotment Society – Annual Fee	66.00	Small Holding & Allotments Act 1908 s23
ChALC – Planning Training Brief – Cllr Inall	30.00	
Nick Bowman - Tree Safety Works	4100.00	Open Spaces Act 1906 ss9 & 10
<b>No Prior Approval Payments</b>		
Sue Thwaite Clerk – Salary and add hours for JANUARY2022	619.56	LGA 1972 – Sec 111
Derek Garner – Village Asst Pay & expenses JANUARY 2022	86.10	LGA 1972 – Sec 112
HMRC – PAYE & NICS for JANUARY 2022	181.56	LGA 1972 – Sec 2
<b>INCOME:</b> Cllr Parker Member’s Award for new bench	1030.00	
Interest	1.09	
<b>Bank Balances – @ 20/02/22</b>		
H/I Account	113,811.31	
Current A/C	100.22	
Dredging A/C	13054.83	
KGF A/C	3259.51	