

MINUTES OF CHRISTLETON PARISH COUNCIL ORDINARY MEETING

INCORPORATING KING GEORGE'S TRUST

Held on Tuesday 10th January 2023

At Christleton Methodist Church Hall

SIGNED

Present Cllr Luke Henley (Chairman) Susan Robson, John Beckitt, Peter Tonge, Elizabeth Inall & Lauren Buckley

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

Apologies: Cllrs Graham Ranger (holiday) & Janet Brown (sickness), Damian Murphy (work commitments) & Kate Sinclair (no reason given)

Declaration of Disclosable Pecuniary Interests

1. There were no declarations of interest at his meeting.

Minutes of the last Meeting

2. The Minutes of the Ordinary Parish Council Meeting held on Tuesday 6th December 2023 were approved and signed as a true and correct record.

Public Forum

3. There were no members of the public present at this meeting.
4. CWAC Cllr Parker confirmed that CWAC are currently preparing the 2023/2024 budget proposals

Action Item (a) was b/fwd – PROW UPDATE

5. Cllr Tonge confirmed that a decision has been reached on the appeal to the Secretary of State for the Environment in connection with representation made under Paragraph (2) of the Schedule 14 of the Wildlife & Countryside Act 1981 seeking direction to be given to Cheshire West & Chester Council to determine four applications for Orders under section 53(5) of that Act
6. On behalf of the Secretary of State for Environment, Food and Rural Affairs and pursuant to Paragraph 3(2) of Schedule 14 of the Wildlife and Countryside Act 1981 – it was directed that Cheshire West and Chester Council to determine the above-mentioned application not later than nine months from the date of this decision. This confirms that CWAC have until September 2023 to come to a decision on the 4 PROW applications.

Planning

Planning Applications

7. 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

Planning Application 22/04043/FUL – Land to the West of the Cheshire Cat, Whitchurch Road

8. Following discussion, it was agreed by the majority present to submit the following comments on this application; -
 - i. The site is in the Green Belt
 - ii. Although the developer has submitted a Housing Needs Survey carried out 'in conjunction with the Parish Council', Christleton Parish Council believes (a) that the survey was flawed and (b) that even if it were to be taken at face value, the

data reported does not support the conclusion drawn. In relation to (i), the Parish Council has already been in correspondence with the Council. There was a very low response rate and due to a flaw in the online implementation which prevented respondents from stating that they did not wish to see any new housing development at all, the survey was conducted twice. In relation to (ii), only 12 households indicated a wish to find an affordable home in Christleton in the next five years. However, there is already substantial recently built affordable housing in Christleton at the Troopers' Field (27), Canal Walks (13) and Cheshire Cat (10) (total 50), and it is likely therefore that a significant proportion of that demand, and perhaps all, could be met from the natural turnover in these existing developments.

- iii. The proposed development of 9 units is, the Parish Council argues, the overdevelopment of what is a very small site.
- iv. For the above reasons, the proposed development would amount to inappropriate development in the Green Belt which cannot be justified under NPPF 149 or the Local Plan, and this application should be rejected.

Update on UOL Construction Traffic Management Traffic Issues

- 9. Following a meeting with representatives of the Developer, their consultant and CWAC Highways, to discuss access to the construction site from Pepper Street was reviewed, the procedures specific by the Parish Council were:
 - a. no movements on and off the site at school arrival and leaving times
 - b. all vehicles less than 17te off the A41
 - c. any vehicles over 17te using the centre of the village
- 10. These requirements have largely been working, for vehicles larger than 17th the developer preferred to use the route in front of the church rather than the right-angle bend at Pepper Street crossroads. This route in front of the church would continue to be used on a trial basis.
- 11. HGV's arriving in Littleton at School arrival and leaving times have parked up to wait for the school traffic to clear before proceeding to the development site.
- 12. The demolition work is now complete and the Civil Contractor is now on site for around one year. Once the roads and drains are in, the houses will start to be built. The building of the office block will start in approximately 3 months' time. The conversion of the listed building has already commenced.

Update on Beechmoor Community Liaison Group

- 13. Awaiting appointment of Quantity Surveyor by developer so that a walk along canal with Canal River Trust can be arranged for the QS to estimate cost of resurfacing. This should lead to an offer, by developer, to fund part of cost.

Update on meeting with CWAC Head of Planning

- 14. A draft letter was approved to be forwarded to CWAC Head of Planning requesting a meeting.

Traffic & Road Safety

Update on Highway Issues

- 15. Plough Lane Crossroads: An up-to-date report was circulated to all members prior to the meeting which incorporated the breakdown of the 1753 signatures collected on the recent petition submitted to CWAC Highways, - one of the highest responses on record. Residents and the petition highlighted that most of at least 20 collisions over 10 years have occurred when drivers have failed to stop when approaching the junction from Plough Lane.

16. CWAC Highways have confirmed that they are going to put road name signs on each arm of the junction
17. The farmer has now started removing a section of hedging which will be moved it further back into his field to improve visibility for vehicles turning right from Plough Lane towards Waverton.
18. Surprisingly, CWAC in their response have not indicated that they are planning any substantial improvements on Plough Lane itself.
19. A further meeting with CWAC Highways is scheduled for the beginning of February when the Speed Assessments are completed.
20. A 41 Shared User Pathway – It was agreed that Christleton, Great Boughton & Huntington Parish Councils would develop a joint initiative. Three ideas were explored at a first meeting.
 - To move the parked cars up against the road
 - Bus children to school or
 - To resurface the canal footpath to allow more the children to use this route to school.
21. It was agreed to wait before making any approach to CWAC until the TDM study was complete which is due in the next few weeks. A further meeting of the three Parish Councils will be arranged to study the finding and any proposals brought back to a future meeting,
22. In summary CWAC have posted a response to the petition which commits to street signage on each arm of the junction, a junction warning sign on Brown Heath Road and better signage at the Birch Heath Lane junctions but no interventions of Plough Lane that are required to prevent drivers crossing the junction without stopping and colliding with fast cut through from the A41 and A51.
23. CWAC continue to report that National Highways state that their A51/A55 junction is working satisfactorily, whereas Littleton Parish Council continue to report tailbacks down the slip road on to the A55 and queueing through Littleton which creates the fast cut through traffic past the Plough Lane junction. – the CWAC response is unacceptable.

Report on A51 Baseline Stakeholder Workshop

24. The meeting was specifically about the whole of the A51 route from the A55 to Nantwich with representatives from Parish Council along that route attending.
25. Some of the discussion was fairly detailed about what could be done with this route, the Consultants were supposed to be looking at the entirety of that route and come up with plans to improve the traffic flow. Criticism was voiced that the Consultants were only looking at the road itself and not looking at the affect it has on the residents that live along the road in the various villages.
26. A number of participants were of the opinion that tinkering with bits and pieces along the way which might improve the flow of traffic, was not going to improve the atmosphere for residents along the way.
27. Following the meeting the Project Manager of this project was approached who confirmed they were trying to produce a series of projects to start to improve the A51. He confirmed that speed reductions along the route was being considered, also the consequence of the road on communities, he enquired about the Plough Lane junction collision history, efforts to stop the cut through traffic and the centre of Christleton. He also requested to see all the designs from the Planit project, and all the traffic flow data for Christleton & Littleton. The Project Manager is going to come back with a series of projects that they are going to implement for the A51.

Speedwatch Update

28. There was nothing to report at this meeting

ISTFF Update

29. There was nothing to report at this meeting.

Update on Air Quality

30. We are waiting for completion of the National Consultation project.

KING GEORGE'S TRUST ITEMS

To approve expenditure for January 2023

31. The expenditure set out in Appendix 1 was approved.

To approve leaflet for LHPA proposal for distribution to Christleton Residents

32. The leaflet was still in the final stages of production, once completed printing and distribution will be arranged.

33. A meeting between members of the KGF Development Group and the Clerk is being arranged to look into funding opportunities and to explore other fund-raising ideas.

To approve cost of maintenance contract with CWAC for LHPA

34. This matter is ongoing

To discuss cutting of First Field

35. Due the breakdown of the Sports Club mowing machine it might not be possible for them to cut the First Field this coming season.

36. It was agreed to look into alternative contractors and get quotations of the cost of mowing the field as a contingency plan.

Action: The Clerk to action this item.

Play Area inspection report for December 2022

37. There was nothing to report at this meeting.

ALLOTMENTS

To receive report from Allotment Group

38. There was nothing to report at this meeting.

To approve and sign amended Allotment Risk Assessment

39. The amended Allotment Risk Assessment was signed by the Chairman and the Clerk.

Finance

To approve expenditure for January 2023

40. The expenditure set out in Appendix 2 was approved:

To discuss budget proposals or financial year 2023/2024 and to agree Precept for 2023/2024 financial year

41. The Finance Group met to plan the budget for the 2023/2024 financial year. The running costs for this year have come in under budget so the forecast for the next financial year has been reduced slightly.

42. Capital expenditure includes capital projects - Little Heath Play Area project, Traffic & Road Safety costs (includes, Vehicle Activation Signs, Plough Lane Speed Limit changes, build-outs).

Resolved: Cllr Beckitt proposed and Cllr Tonge seconded to formally ratify the proposal put forward by the finance group for the budget for the next financial year 2023/2024 and to confirm that a Precept of £68,000 will be demanded from CWAC which is a 3.1% increase on the Band D level to £65.84. This was passed unanimously.

Action: Clerk to action this matter

Confirmation of Joint National Committee Pay Award for Clerk & Village Assistant

43. Cllr Robson proposed and Cllr Henley seconded to approve the National Pay Award for the Clerk & Village Assistant which was carried unanimously.

Christleton Schools

Update from Christleton High School

44. Following discussion, it was agreed to contact the Headteacher of Christleton High School to set up a liaison meeting as the Parish Council would like to keep a dialogue going which they feel is of mutual benefit.

Action: To Clerk to action this item.

Update from Christleton Primary School

45. A request that when the cycle stand is installed by the school, that children cycling to school would be allowed to use this as there is not enough room on their current stands – Cllr Beckitt with speak to the school about this request.
46. The Style pathway between the school and Village Road is in poor condition – photographic evidence requested before reporting this to CWAC Highways.
47. A concern regarding the boundary hedge onto Quarry Lane was raised by a member of the public. It was confirmed that the hedge was trimmed on a regular basis, except in the bird nesting season.
48. The Headteacher has also expressed his concerns regarding the increase of house building within the catchment area of the school which is being put under increased pressure and potentially overstretched and has not been allocated any finance from the housing projects to support the development of the site to meets its increased needs.

Monthly Inspection Report

Capesthorpe Road Community Orchard

49. A quote for repairing two fence post was presented to the meeting. A further two quotations were requested prior to a decision being made.

Action: - The Clerk to action this item.

Progress with Pruning Workshop

50. It was agreed to postpone a tree pruning workshop until 2023/24 winter which would give time to organise a Friends of Capesthorpe Community Orchards organised.
51. It was agreed to approve the cost of £100 for the fruit trees on the Orchard to be pruned and anyone wishing to attend for guidance on pruning fruit trees would be welcome to attend.

Action: The Clerk action this item.

Action Items

PROW Update

52. This item was covered earlier in the meeting.

Risk Assessment for Volunteers

53. A draft Risk Assessment for Volunteers document was circulated to all members for consideration.

Resolved: To approve the Volunteer Risk Assessment document for use should any volunteer organisations on behalf of the Parish Council when needed is formed.

Cycle Stands at the Parish Hall

- 52 Following the decision as the last meeting confirming that the Parish Council could not fund the installation of the cycles stands at the Parish Hall Carpark, we have received confirmation that the full cost of the installation, which will benefit their patrons as well as the general public, will be met out of CWAC Cllrs Parker & Williams members budget to enable this project to go ahead. Thanks were expressed to both Councillors for their support with this project.

Update on Neighbourhood Planning project

- 53 This matter is ongoing and we are looking for more recruits to assist with the project.

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

- 54 Following confirmation from CWAC that the Little Heath Road Maintenance Deed can be legally transferred from Little Mere Management Company to Christleton Parish Council it was:

Resolved: That Christleton Parish Council will take over the Little Heath Road Maintenance Deed from Little Mere Management Ltd. A letter formally requesting that the Deed be transferred to the Parish Council will be sent to the Interim Director of Economy and Housing at Cheshire West & Chester Council to proceed with this matter.

Action: The Chairman and Clerk will action this item.

Update on Data Protection

- 55 No action is required in connection with the amended Data Protection Autumn 2022 Act at this present stage as it has not yet passed through Parliament and further changes could be made.
- 56 The Personal Data Complaints Policy should be adopted and this will be on the February Agenda to discuss.

To discuss Heritage Trail project

- 57 This project is progressing, there has been two previous drafts of a village trail which highlight places and buildings of interest in the village and these will be used as the basis for an updated trail.

Action: Cllr Robson will report back on progress at the next meeting.

Preliminary information re Local Council Election 2023

- 58 The Local Government Elections, including Parish Council will be held on Thursday, 4th May 2023 details of procedures were circulated to all Councillors for their attention and action.

Preliminary plans for King Charles 3rd Coronation

- 59 An afternoon tea party is being planned to celebrate the Coronation of King Charles the Third and the Parish Council agreed to support this project.

Broadband Update

- 60 The update circulated was noted by all members

Information Correspondence

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

Information Only Items

62 PCC & CWAC Borough Town & Parish Council Meeting

63 Trees in Churchyard

64 Chester Gateway Draft Strategic Regeneration Travel Work Consultation

Meeting closed at: 9.46 pm

Dates of the next meeting: Tuesday 7TH February 2023 CPC10/01/2023

APPENDIX 1 KING GEORGES FIELD TRUST PAYMENTS

PAYMENTS	£	Act
Rob Pierce	265.00	Open Spaces Act 1906
INCOME		
BANK BALANCE @ DATE 20/12/22	2,271.51	

APPENDIX 2 FINANCE

ORGANISATION	£	Act
Sue Thwaite – Clerk Expenses December 2022	48.83	LGA 1972 – Sec 112
Cllr Janet Brown – Village Green Xmas Tree and electrical fitting	70.00	Open Spaces Act 1906
Microsoft Office 365 monthly subscription (Sue Thwaite)	76.08	LGA 1972 – Sec 112
WaterPlus Ltd – Water charges for Allotments	14.96	Small Holding & Allotment Act 1908
Krystal Holdings Ltd – Annual Domain renewal (Sue Thwaite)	119.99	LGA 1972 – Sec 112
National Allotment Society – Annual Subscription	66.00	Small Holding & Allotment Act 1908
Sue Thwaite Clerk – Salary and add hours for December 2022 and back pay from 01/04/22	1,099.86	LGA 1972 – Sec 111
Derek Garner – Village Asst Pay & expenses December 2022 and back pay from 01/04/22	137.73	LGA 1972 – Sec 112
HMRC – PAYE & NICS for December 2022	394.30	LGA 1972 – Sec 2
Christleton Methodist Church – Room Hire January 2022	36.00	LGA 1972 – Sec 111
Bank Balances – @ 20/12/22		
H/I Account	131,002.81	
Current A/C	100.26	
Dredging A/C	14,075.93	