

# MINUTES OF CHRISTLETON PARISH COUNCIL ORDINARY MEETING

## INCORPORATING KING GEORGE'S TRUST

Held on Tuesday 2<sup>nd</sup> May 2023

At Christleton Methodist Church Hall

### UNSIGNED

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

In Attendance: Sue Thwaite, one member of the public, PCSO Linda Bailey and colleague

**Apologies:** CWAC Cllr Stuart Parker (prior commitments)

### Declaration of Disclosable Pecuniary Interests

Cllr Ranger declared an interest in planning application 2301085/FUL – neighbouring property.

### Minutes of the last Meeting

1. The Minutes of the Ordinary Parish Council Meeting held on Tuesday, 4<sup>th</sup> April, 2023 were approved and signed as a true and correct record.

### Public Forum

2. One member of the public attended in connection with Manor Bridge Ltd proposals.

### Report on Manor Bridge Ltd item b/fwd

3. Following a request from a member of the public at the meeting and other written requests the following update on the Manor Bridge Ltd proposals were provided
4. Manor Farm, on the west side of the A41, has engaged a Christleton builder resident and another resident, who have formed Manor Bridge Ltd, to represent a desire to sell a large tranche of the farmland for housing development.
5. Manor Bridge Ltd approached the Parish Council in September of last year and described their outline plan to build hundreds of houses on the Manor Farm Site, build and provide space for a new High School and community facilities leaving an area of Manor Farm undeveloped. When and if a new High School on the Manor Farm site to the west of the A41 is operational it is proposed to demolish the existing High School to the East of the A41 and in the centre of Christleton. The existing High School site footprint would then be occupied by a large number of houses, a strip of land on Birch Heath Lane transferred to the Manor Farm owners and Manor Bridge Ltd for use as self-build housing plots and finally the existing High School playing fields gifted to the Parish Council.
6. Manor Bridge Ltd is proposing that access to the new housing development is via two railway bridges, reportedly owned by Manor Farm, which will have to be widened to cope with school arrival and departure traffic.
7. The Parish Council has explained to Manor Bridge Ltd that Manor Farm lies in green belt and our residents are against major housing developments in green belt. Manor Bridge Ltd is arguing that the provision of a large High school and well as other gifts to the community should be sufficient to compensate for the damage to green belt and therefore qualify for the required 'special circumstances'.
8. The Parish Council must reserve its position until there has been a comprehensive description of Manor Bridge's proposals presented to the residents of Christleton.
9. In the meantime, the Parish Council must base its current actions on what we know to date which is summarised as follows

10. A very recent Housing needs survey indicated that Christleton residents are overwhelmingly  
**In favour of**  
Protecting the green belt as far as possible  
Rewilding as much of the green belt as possible  
**Not in favour of**  
New housing being built in the Christleton green belt
11. This same Housing Needs Survey identified that there is only a current need for a handful of houses in Christleton and not hundreds
12. The Village already has a High School which delivers outstanding educational results – hundreds of houses will create a requirement for over 100 new places and not a large new High school.
13. The Local Plan has no provision for building of hundreds of houses and a High School on the West side of the A41.
14. The A41 is a dangerous road that has consistently delivered one fatality a year and has resulted in life changing injuries to schoolchildren cycling and walking within a few feet of fast-moving HGVs – the building of a new school on the west side of the A41 increases these risks as 1000 rather than the current 150 children will be forced to cross the A41.
15. The A41 is heavily polluted with NO2 and particularly PM2.5 which is responsible for numerous chronic health conditions which include asthma, bronchial conditions and heart disorders. The fact that third of children are frightened of their routes to school and the major culprit is the A41 should tell us that we should be doing our utmost to remove cyclists and pedestrians from the A41 SUP not including the road in the main thoroughfare to a new High School!
16. The proposed new school would need to be accessed by around 1400 schoolchildren and their teachers over a period of 25 minutes (4000/hour rate) in buses and cars, on cycles and on foot which compares with an average A41 vehicular rate of around 1000 vehicles/hour – this is not a minor additional flow to a road already experiencing slow or stationary traffic at school arrival and departure times. The A41 will be gridlocked for more than an hour a day. Teaching staff and parents will be late for school and this key trunk road will effectively be taken out of use for more than an hour every weekday!
17. The Parish Council believes that safety improvements can be made to improve cycling and walking access to the Manor Farm site but Manor Bridge Ltd has not yet committed to designing, building and funding any of these critical improvements and we remain unconvinced that there is anything that Manor Bridge Ltd can and will do to prevent the A41 acute congestion that will result from superimposing school arrival and departure traffic on top of a trunk road with slow moving or stationary traffic – the proposal to site a new school on the West side of the A41 does not look viable to the Parish Council irrespective of any debate about local plans, green belt and housing needs?
18. Discussions then took place on the need to further communicate the Manor Bridge Ltd proposals to the Village. The Parish Council is currently awaiting further feedback from Manor Bridge Ltd and CWAC planning. The communication issue would be placed on the agenda for the June meeting when further communication with the Village would be discussed and agreed.
19. Discussion followed on the merit of seeking legal advice. Cllr Beckitt reported that a specialised planning lawyer has been identified who has recommended a legal counsel specialising in the many issues raised by the Manor Bridge Ltd proposals. The cost would be £3000 +VAT and Cllr Beckitt requested the Parish Council support instruction of legal counsel.  
**Resolved:** Cllr Ranger proposed and Cllr Sinclair seconded a decision to instruct legal counsel the proposal was passed unanimously.

**Action:** Cllr Beckitt to action this item.

## 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. Concerns were raised regarding application for removal of Mature Oak tree for application number 23/01117/TPO – and commented, could the Tree Office confirm that there is no viable alternative to removal of entire tree. We need to be certain that the removal of a few diseased branches is not an option

### Update on UOL Development

22. There was nothing to report at this meeting

### Update on Beechmoor Community Liaison Group

23. It was reported that the overall name for the development would be Wyldewoods and Retirement Villages have considered our suggested name and are going to use them for the residential buildings and other suggested names will be used for other building facilities on the site.
24. Beechmoor have confirmed that they would like to form partnerships within the village where they would fund certain activities that required funding. A number of organisations were suggested and the contact details will be forwarded to Beechmoor.

**Action:** Cllr Beckitt to action this item.

## Traffic & Road Safety

### Update on Highway Issues

25. Plough Lane - confirmation of cost and the design of the Vehicle Activated Signs for installation on Plough Lane had been received. The Parish Council had budgeted £20,000 to cover the cost but the actual quotation is for £17,206.80 + VAT (the VAT elements in reclaimable by the Council).

**Resolved:** Proposed by Cllr Brown and seconded by Cllr Ranger to accept the quotation for the installation of the signs, this was agreed unanimously.

**Action:** The Clerk will send confirmation of the decision to CWAC Highways.

### Speedwatch Update

26. Nothing to report at this meeting.

### Update on ISTTF

27. The feedback from the TDM study survey has been delayed.

### Update on Air Quality

28. Air Quality Working Group has a meeting planned with the CWAC Head of Air Quality and a report will be circulated for the next meeting.

## KING GEORGE'S TRUST ITEMS

### To approve expenditure for date: May 2023

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

### To request financial support from Parish Council

30. A request for financial support from the Parish Council has been received, which will be considered later in the meeting.

To consider quotations for Play Bark & Play Sand for play area

31. Three quotations for topping up the play bark and play sand at Little Heath Play Area have been received and prior to accepting one of the quotes, issues of how the delivery will be managed needs to be confirmed.

**Action:** The Clerk will make enquires on their delivery method to the site and report back to next meeting for decision on company to be made.

Update on progress with LHPA re-furbishment project

32. Cllr Inall reported that an updated estimate is expected in the near future.  
33. A meeting of the KGF Working Group has been arranged for Tuesday, 9<sup>th</sup> May to progress the matter.

Play area inspection report for date: April 2023

34. The weekly and monthly reports were received and a number small issues were highlighted which have been dealt with and other issues to be monitored.

**ALLOTMENTS**

To receive report from Allotment Group

35. Cllr Peter Tonge attended the Boughton Heath Allotment Association AGM and reported he had put them in contact with Beechmoor (Retirement Villages) in connection with their plans of forming partnership agreements and this matter will be taken forward by the Secretary of the Allotment Association.

**Finance**

To approve expenditure for date: Mat 2023

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

To consider request for financial support from KGF Trust

37. Following the request for financial support from King George's Fields Trust, it was agreed to approve £6000 to be transferred to King George's Fields account.

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

To consider quotation for further tree works at Capesthorpe Road Community Orchard

38. On recommendation of the Tree Surgeon two Hazel Trees needed removing and his quotation of £400 was approved.

**Action:** The Clerk to confirm decision to contractor.

**Christleton Schools**

Update from Christleton High School

39. There was nothing to report at this meeting.

Update from Christleton Primary School

40. Cllr Tonge delivered the gift of Coronation Mugs to the Primary School for distribution at all primary school pupils.

**Monthly Inspection Report**

Capesthorpe Road Community Orchard

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

To discuss remedial works at fence at Capesthorpe Road Community Orchard

42. The perimeter fence is in need of attention and it was agreed to have an assessment of the fence and to ascertain ownership of the back boundary fence prior to obtaining quotations for any works required.

**Action** Cllr Brown will arrange to meet with the contractor to assess what needs to be done and report back to the June meeting.

**Planit Update**

Planit Update

43. There was nothing to report at this meeting.

**Action Items**

PROW Update

44. Cllr Tonge reported that the investigating officer has been in touch and is arranging a schedule of interviews with various witnesses and they will also be having a walk around the footpaths in question in the near future.

Update on Christleton Coronation Heritage Trail project

45. The Heritage Trail booklet has now been circulated to all households in the village and it also now on the Website.

Update on Climate Change initiative

46. Cllr Buckley reported that the Parish Council and residents of Christleton are working toward nature-based solutions to the climate crisis, along with actions to reduce pollution in the village and improve air quality.
47. The report highlighted a number of initiatives being undertaken by the Council and residents of the village. This report will now be submitted to ChALC to form part of their Climate Change survey.

**Action:** The Clerk will forward the report onto ChALC

Notice Boards

48. This matter in ongoing.

To consider response to DLJHC consultation on Infrastructure Levy

49. Having considered this matter, it was agreed it was not practical for the Council to submit a meaningful response to this highly technical document.

Update on Neighbourhood Planning project

50. There was nothing report at this meeting.

**Information Correspondence**

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

**Information Only Items**

52. There were no matters highlighted at this meeting.

Meeting closed at: 9.25 pm

Dates of the next meeting: Annual Parish Council Meeting Wednesday 17/05/2023 and Ordinary Parish Council Meeting Tuesday, 06/06/2023  
CPC: 02/05/2023

**APPENDIX 1 KING GEORGES FIELD TRUST EXPENDITURE 2023**

<b>PAYMENTS</b>	<b>£</b>	<b>Act</b>
Rob Pierce – Groundworks for April 2023	215.00	Open Spaces Act 1906
Groundforce Landscapes Ltd – Grass cutting of first field for April	200.00	Open Spaces Act 1906
Gt Boughton Parish Council – Monthly Play Area Inspection	24.00	Open Spaces Act 1906
<b>INCOME</b>		
BANK BALANCE @ DATE	2211.51	

**APPENDIX 2 FINANCE – PARISH COUNCIL EXPENDIURE MAY 2023**

<b>ORGANISATION</b>	<b>£</b>	<b>Act</b>
Sue Thwaite – Clerk Expenses – April 2023	73.03	LGA 1972 – Sec 112
Glyn Harrison – Coppicing Field Maples at Community Orchard	400.00	Open Spaces Act 1906
Microsoft Office 365 monthly subscription (Sue Thwaite)	82.08	LGA 1972 – Sec 112
Viking Office Ltd – (S Thwaite) Stationery and postage stamps	112.72	LGA 1972 – Sec 112
Berkeley Studio Store (S Thwaite) Coronation Mugs for Primary School	1350.00	LGA 1972- Sec 137-139
Christleton Village show – Donation towards cost of 2023 Village Show	200.00	LGA 1972- Sec 137-139
Rebecca Griffiths – Allotment Gate Key deposit refund	5.00	Small Holding & Allotment Act 1908
K Madawee-Dillon – Allotment Gate Key deposit refund	500	Small Holding & Allotment Act 1908
Andy Buckley – Filter fabric for drain work at Allotments	74.89	Small Holding & Allotment Act 1908
C D & A Services Ltd- Mini-excavator for drainage works at Allotment	900.00	Small Holding & Allotment Act 1908
Graham Anderton - Enviormix (Chester Ltd) concrete for allotments	228.00	Small Holding & Allotment Act 1908
Chelma Graphics Ltd – Christleton Coronation Heritage Trail brochure printing	565.00	LGA 1972 Sec 143
Hawk Publications Ltd – Leaflet Distribution – Christleton Coronation Heritage Trail booklet	120.00	LGA 1972 Sec 143
Rob Pierce – Groundworks April 2023	180.00	Open Spaces Act 1906

<b>No Prior Approval Payments</b>		
Sue Thwaite Clerk – Salary and add hours for April 2023	1071.90	LGA 1972 11
Derek Garner – Village Asst Pay & expenses April 2023	82.28	LGA 1972 – Sec 112
HMRC – PAYE & NICS for April 2023	368.09	LGA 1972 – Sec 2
Chistleton Methodist Church – Room Hire May 2023 X 2 mtgs	72.00	LGA 1972 – Sec 111
BHIB Ltd – Parish Council Annual Insurance premium	924.45	
Bank Balances – @ 20/04/23		
H/I Account	125,424.40	
Current A/C	100.54	
Dredging A/C	14,116.78	

Draft Unapproved Minutes