

## MINUTES OF CHRISTLETON PARISH COUNCIL ORDINARY MEETING

### INCORPORATING KING GEORGE'S TRUST

Held on Tuesday date: 4<sup>th</sup> July 2023

At Christleton Methodist Church Hall

#### SIGNED

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

In Attendance: Sue Thwaite (Clerk), three candidates for Council vacancy & six members of the public

**Apologies:** CWAC Cllr Stuart Parker (Prior commitment) Cllr Susan Robson (work commitments) & PCSO Linda Bailey (Holiday)

#### **Declaration of Disclosable Pecuniary Interests**

1. Cllr Tonge declared a personal interest in Item 8(b) – Update on progress with LHPA project.

#### **Minutes of the last Meeting**

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

#### **Bt/fwd: Acton Item (b) – To consider quotation for re-furbishing village telephone box.**

3. A resident of the village submitted a quotation for the re-furbishment of the telephone box at the Village Green for the sum of £3624, an alternative suggestion of using local people and services was also discussed.
4. Further discussion took on alternative uses for the telephone box, previously there was a suggestion for a Defibrillator to be installed in the box, there are charities who would assist with the installation, the cost could be in the region of £1000 to £1500.
5. Prior to considering it further enquiries to know how much support we could get from the Charity to install a defibrillator, and confirmation, as it is a listed building, what permissions would be required to conduct work on the box will be made.

**Action:** It was agreed that the resident would make further enquiries and report back to the September meeting of the Parish Council

#### **To consider Candidates applications for the vacancy on the Parish Council**

6. The Chairman greeted the three candidates who applied to be considered for the vacancy on the Parish Council and requested that they give a short presentation for their reasons for wanting to become a member of the Council.
7. Following the presentations, the candidates left the room whilst the members considered each applicants submission in turn. Upon completing the discussion, it was unanimously agreed to appoint Mr Andrew Foxhall to fill the vacancy, who will assume his position as Councillor at the September meeting of the Parish Council
8. The two unsuccessful candidates were thanked for their submissions and interest in the position.

#### **Item Planning 6(d) Bt/fwd:**

##### Update on Manor Bridge Ltd

9. The Manor Farm housing development failed based on dangerous A41 Air Quality, 1000 children travelling east to west rather than the current 150 travelling west to east, one vehicle fatality/year, history of accident to schoolchildren – one with life changing injuries, one third of children being afraid of their route to school and unacceptable school arrival and departure congestion on the A41.
10. Further intentions, following the school announcement, are not known.

- 11 The Local Plan consultation conducted last year identified two suggestions for withdrawal of land from Green Belt.
- 12 Future actions to protect the west side of the A41 from major housing development could include:
  - Tree Preservation Ordering on as many trees as possible.
  - Discouraging house owners and commercial premises from entering commercial agreements to provide access to any land on the west of the A41.
  - Evidence of vehicular congestion matched to traffic flow data so that traffic increases from any housing proposals can be predicted.
  - The Parish Council writing to CWAC requesting early engagement with CWAC if/when consideration is being given to withdrawal of any land from the west side of the A41.
  - Consider whether preparation of a **Neighbourhood Plan is likely to provide additional protection** to justify the massive effort involved.

**Item Action Item 14(c) Bt/fwd**

Neighbourhood Planning update

- 13 Planning Consultation with Cheshire Community Action (who support NPs) and two Parishes have revealed that it is critically important for the Parish Council and any volunteers to be clear what a NP can and cannot provide as benefits – other implementations have involved the whole NP team bailing out when it became clear after a great deal of work that their objectives could only be delivered through National action or the CWAC Local Plan.
- 14 Listed below are the preliminary conclusions based on engagements with Cheshire Community Action (who support NPs) and the two Parishes
- 15 These early indications indicate:

**Significant additional protection from**

- A design code for housing – sympathetic to Village and/or highest levels of energy classification.
- Rural development specification – green spaces, trees, winding roads, walking, cycling, low housing density 5-7/acre, landscape design of all community spaces and roadways (Planit-IE).

**Limited or no additional protection from**

- Where new housing should be located – only influence may be through traffic and AQ arguments.
- Green spaces designation of certain areas of green belt – may not provide significant protection.
- Reinforcement of conservation area?
- Listing of heritage assets?
- Designation and expansion of footpaths.

**Unlikely to provide any protection:**

- Locations of housing, schools, car parking, retirement villages, GP surgery, community centres, playing fields, shops. As they are determined by landowners and developers and subject to permission by CWAC

- 16 Christleton is unusual in that it is already completely washed over by Green Belt, and it has a Conservation area – most Parishes do not have this high level of protection! The Parish Council was advised that the case for a NP is less obvious for Christleton.

**Resourcing**

- 17 Team of say 6-8 persons, supported by a wider group of helpers in sub- groups, who:
  - Represent the different areas of the Village, Littleton to Christleton, Centre of the Village, A41 and rear of High School

- And, have the project manage, planning, written spreadsheeting communication and analytical skills, ability to read and understand Local Plans and National legislation documents, formulate proposals, and communicate the outcomes to the Parish Council and the Village

18 The Parish Council and the NP team can choose to do as much or as little as it wants.

19 **The Parish Council approved the following process:**

- Arrange a NP presentation to the volunteer Parish Councillors and residents by Cheshire Community Action.
- This group would then prepare a NP proposal which would include:
- Scope for the NP – only a design guide and rural developments or much more?
- A realistic list of benefits
- Estimate of resourcing requirements
- Costs
- This NP proposal may then be discussed with CWAC to ensure that none of the NP proposal would be excluded by CWAC at a later stage – note they are responsible for enforcement.
- The final NP proposal would then be brought back to the Parish Council for approval and only if the volunteers remaining still included the required resource from the whole Village.

20 A vote on the approved proposals was carried by 7 for and 1 abstention.

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

#### Planning Applications

21 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.

#### COMMENTS:

23/04073/FUL – Land to the West of the Cheshire Cat – comments submitted - The Parish Council has reviewed the changes lodged in July 2023 and reiterates the comments previously made as being equally applicable to the revised scheme.

23/01793/CAT – Christleton Hall, Townsend Way – comments submitted: No trees to be removed prior to a proper survey by Planning Tree Officer.

**Action** – Cllr Tonge to meet with CWAC Tree Officer to discuss this matter further.

21/01945/LDC – Woodbank, Whitchurch Road – Concerns have been raised by some residents with this development not being consistent with the LDC granted.

**Action:** Enquiries will be lodged with a CWAC Senior Planning Officer to investigate this matter.

#### **Item KGF Trust Item – 8 (b) Bt/fwd**

#### Update on progress with LHPA Project/to ratify printing and distribution cost for leaflet.

22 The cost of printing the leaflets and for the distribution in the August edition of the A41 magazine for the total came to £170 +VAT.

**Resolved:** To ratify the printing of the leaflets and distribution costs, this was agreed unanimously.

23 The proposals for the re-furbishment of the play area was on display at the Primary School Fair, which was well received and had several people signing up to support the plans.

24 Some offers of funding were also made and these firms would be added to the list of people the Trustees are going to approach for funding support.

25 Two objections to the scheme have been lodged with the Trustees and it was agreed that Cllr Sinclair & Inall would visit the people concerned to discuss their concerns and issues.

26 A further meeting of the group to investigate funding opportunities will be held in the next couple of weeks.

## **Public Forum**

### Update on UOL Development

27 Nothing to report at this meeting.

### Update on Beechmoor Community Liaison Group

28 Confirmation of how much Retirement Villages is going to contribute towards the cost of resurfacing the canal footpath is due to be released soon.

Contacts for all the key groups in the village have been provided to assist with any projects they are contemplating, not all the groups have responded.

Cllr Tonge is to attend the next Beechmoor Community Liaison Group meeting.

## **Traffic & Road Safety**

### Update on Highway Issues

29 In view of growing frequency and severity of potholes residents are reminded that it is critically important to report potholes promptly on the website. The number of reports influences the speed of response.

### [Report Port Holes and Road Faults to Highways](#)

## **Flooding**

30 Following further flooding of the Woodside crossroads it was agreed that.

- A further letter would be sent to the area team now responsible for drainage in the Village.
- The reply would include a reminder that the fundamental deficiencies in cost order are:
- Keep road drains clear throughout the Village- sweep gulleys and clear grids.
- Consideration needs to be given to increasing the capacity of the catch pit at Woodside junction. Consideration should also be given to increasing the capacity of the drain's pipes and the wastewater plant at Woodside junction.
- Ideally the storm water should be separated from wastewater at Woodside junction and throughout the Village but, it is recognised that the cost and the disruption may remain prohibitive.
- It was agreed that any future Village Assistant role could include weekly inspection of all grids.

### Speedwatch Update

31 There was nothing to report at this meeting.

### Update on ISTTF

32 There was nothing to report at this meeting.

### Update on Air Quality

33 There was nothing to report at this meeting.

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

### To approve expenditure for date: July 2023

34 The expenditure set out in Appendix 1 was approved.

### KGF Lease Renewal

35 A rent review for the Lease for Christleton Sports Club is due in December 2023, and further investigations will be undertaken to determine the procedure to be followed.

### Play area inspection report for date: June 2023

36 There were no issues to report at this meeting.

The jobs identified on the last report from the Play Area Inspector have now been carried out.

## Allotments

### To receive report from Allotment Group

- 37 The Clerk reported that a second letter to two plot holders had been forwarded as their rent was still outstanding and the plots have had no cultivation for several months. A four-week notice cancelling their tenancy has now been issued as per the terms of their lease.

## Finance

### To approve expenditure for date: July 2023

- 38 The expenditure set out in Appendix 2 was approved.

### To approve expenditure payments for August 2023 as there is no meeting that month.

**Resolved:** To approve expenditure payments for August 2023 as there is no meeting that month.

### Quarterly Financial Check

- 39 The quarterly financial review was discussed and accepted.

### To update Financial Standing Orders

- 40 The amendments as highlighted in the Internal Audit report were agreed and implemented.

### To consider quotation for fence posts at Capesthorpe Road Community Orchard

- 41 The quotation to carry out replacing the fence and gate posts at Capesthorpe Road Community Orchard in the amount of £1,525 + VAT was approved by all members.

**Action:** The Clerk to confirm this with contractor.

## Christleton Schools

### Update from Christleton High School

- 42 There was nothing to report at this meeting.

### Update from Christleton Primary School

- 43 It was reported that there had been intruders in the Forest School on several occasions, drinking, lighting fires and leaving debris behind.

## Monthly Inspection Report

### Capesthorpe Road Community Orchard

- 44 There were no issues this month.

## Planit Update

- 45 There was nothing to report at this meeting.

## Action Items

### PROW Update

- 46 Cllr Tonge reported that interviews with the Consultant had taken place on 14<sup>th</sup> June, which went very efficiently, we are now awaiting his recommendation.

### To discuss date for PC Open Morning 2023

- 47 It was agreed to defer holding an Open Morning until the spring of 2024.

## Information Correspondence

- 48 All relevant information correspondence is emailed to all Councillors.

## Information Only Items

- 49 Enquiry regarding fishing at the Pit.

Meeting closed at: 9.50 pm.  
 Dates of the next meeting: 05/07/2023

CPC: 04/0442023

**APPENDIX 1 KING GEORGE'S FIELD TRUST EXPENDITURE**

<b>PAYMENTS</b>	<b>£</b>	<b>Act</b>
Rob Pierce – Groundworks for April 2023	325.00	Open Spaces Act 1906
Groundforce Landscapes Ltd – Grass cutting of first field for April	120.00	Open Spaces Act 1906
Gt Boughton Parish Council – Monthly Play Area Inspection	24.00	Open Spaces Act 1906
Chelma Graphics Ltd – LHPA Leaflet	110.00	
<b>BANK BALANCE 19/06/23</b>	<b>7662.51</b>	

**APPENDIX 2 – PARISH COUNCIL EXPENDITURE**

<b>ORGANISATION</b>	<b>Amount</b>	<b>ACT</b>
Sue Thwaite – Clerk Expenses – June 2023	114.17	LGA 1972 – Sec 112
Microsoft Office 365 monthly subscription (Sue Thwaite)	83.16	LGA 1972 – Sec 112
WaterPlus Payments – Water charges for Allotments	20.76	Small Holding & Allotment Act 1908
Cheshire Community Action – Annual Membership Fee	50.00	LGA 1972 – Sec 112
Christleton Sports Club – Support to tractor mower costs	2000.00	
Addishaw Goddard – Legal Counsel advice	2600.00	LGA 1972 – Sec 142
CWAC – Pest Control Annual contract renewal	442.00	LGA 1972 – Sec 112
Rob Pierce – Groundworks June 2023	455.00	Open Spaces Act 1906
<b>No Prior Approval Payments</b>		
Sue Thwaite Clerk – Salary and add hours for June 2023	882.99	LGA 1972 – Sec 112
Derek Garner – Village Asst Pay & expenses June 2023	111.74	LGA 1972 – Sec 2
HMRC – PAYE & NICS for June 2023	295.92	LGA 1972 – Sec 111
Christleton Methodist Church – Room Hire June/July 2023	126.00	LGA 1972 – Sec 112
H/I Account	182,555.16	
Current A/C	100.57	
Dredging A/C	16,141.52	