

# Cuddington Parish Council

**Minutes of the meeting of the Council for the Parish of Cuddington  
held on Monday 20<sup>th</sup> March 2017 at the Village Hall,  
Norley Road, Cuddington, at 7.30pm.**

**PRESENT:**– Cllrs. Nixon, Jones, Faulkner, Shepherd, Brooks, Vincent, Chrimes, Kerrigan and CWaC Cllr. Tongue.

During open forum six residents of Cartledge Close spoke on the application to build a new house with garage on land between Cartledge Close and Roslyn Lane. Residents voiced the feeling that the development of a 2 storey 5-bedroom house is not in-keeping with the surrounding area, and several residents have posted letters of objection on the CWaC website. The proposed building will tower above existing properties, affecting visual amenity, reducing incident light to nearby properties which lie further down the slope on Cartledge Close, and the proposed site access via the un-adopted Roslyn Lane is not practical. Furthermore, CWaC have previously stated that the maximum number of properties connected to an un-adopted road is 5, and Roslyn Lane is currently at this level. A resident requested that a representative of either CWaC of the CPC attend the site to gain a full understanding of the potential impact of the proposal, adding that there had been no prior consultation with any of the residents affected by this development. Another resident suggested that a covenant exists dating back to 1956 when the land was bought from Wimpey limiting development of this land to a single storey house with a garage and pitched-roof shed.

When questioned, the Chairman explained that the role of the Parish Council in planning matters is to inform affected residents of any proposed development, act as a consultees to CWaC, and respond to CWaC representing resident's interests and opinions. Cllr. Tongue affirmed this explanation, adding that the closing date for standard consultation on this application was March 15<sup>th</sup>, and as this has now passed it is not possible to call this application into the Planning Committee.

Cllr. Tongue spoke on Delamere Manor, with 2 affected residents in the public session. The Planning Officer has returned from sick leave, and is moving the out-standing planning application forward. She has consulted with Environmental Health with a view to adding noise constraints to the planning approval which will be valid for only 1 year to ensure that the applicant is confirming to the conditions applied before general approval is given. Cllr. Tongue has consulted with immediate the neighbours to assess if the proposed conditions are sufficient to address their concerns and ensure their quality of life, and if they agree then he will not call-in the application to the Planning Committee. Cllr. Nixon expressed concern over this approach. The residents stated that they will be happy for conditions to be agreed with Delamere Manor in this way.

Cllr. Tongue stated that the proposed bill on the devolution of CWaC, Cheshire East and Warrington Unitary Authority is to undergo further consultation in the near future.

Mr. Kerrigan updated CPC on the development of the Neighbourhood Plan (NP). The Council is invited to meet with the NP team and their consultants on April 4<sup>th</sup> so that the NP team wishes to share their plans with the Council before embarking on formal consultation with residents towards the end of April.

**113. Apologies.** Cllr's Chivers and CWaC Cllr's Fifield and Williams.

**114. Declaration of Interest.** Under (b) other disclosable interests, Cllr. Jones stated an interest under item 9 relating to the development of allotments and Cllr. Faulkner stated an interest relating to item 10 as a non-playing member of the Tennis Club.

- 115. Minutes.** Subject to removing the words “*but that the resident should submit the application to CWaC none-the-less*” it was **RESOLVED** that, the minutes of the statutory meeting held 20th February 2017 is an accurate record.
- 116. Matters arising.** Cllr. Vincent will meet tomorrow (March 21<sup>st</sup>) with Cemex and Cllr. John Freeman to discuss the issue of cemetery expansion onto land currently owned by Cemex.
- 117. Correspondence from local residents.** None received.
- 118. Planning Applications.**

| APP Number   | Location                                       | Proposal   | Parish Council Comments  |
|--------------|--|--|--|
| 17/00458/FUL | 6 Lawnsdale                                    | Single storey extension to side and rear   | No objection.  |
| 17/00511/FUL | Land Rear<br>Roselands 9<br>Cartledge<br>Close | One new dwelling with garaging   | Recommend refusal: The Neighbourhood Plan states that what is needed within the community is smaller houses with fewer bedrooms, and given the strength of the neighbour’s objections relating to visual amenity, the character of surrounding properties, the overbearing nature of the proposal, and the proposed access from Rosslyn Lane. Noted that Cllr. Tongue will seek to have this application called-in by the Planning Committee despite the standard consultation date having passed. Cllr Vincent abstained. |
| 17/00719/CAT | 7 The<br>Coppice                               | Removal of an extremely large fir tree in the rear garden. The tree dominates the garden and unfortunately being a fir tree it doesn't lend itself to any tree maintenance. The tree is out of character with other trees in the area. We are receptive to planting a replacement tree of a different species. | No objection.  |
| 17/00728/TPO | Willowbank<br>10 The Chines                    | Trees are within Area A1 of the TPO. Refer to submitted drawings 1A and 1B and schedule.<br>Trees overhanging farmer's field (including T3, 6, 7, 8, 9, ,10, 15, 18, 19, 24, 26, 27 and 31) - crown lift to 8 metres height beyond 2 metres from property boundary on field side to increase light             | No objection.  |

|              |                   |  |               |
|--------------|-------------------|--|---------------|
| <b>B</b>     |                   | and allow passage of farm machinery to facilitate cultivation of field margin at the farmer's request.<br>T4 and T5 - fell due to insignificant, poor form with very limited contribution to amenity and to reduce overcrowding. No replacement planting.<br>T11, T12 and T13 - fell due to insignificant, poor form with very limited contribution to amenity, to improve light to greenhouse and to reduce overcrowding. No replacement planting.<br>T22, T23, T28 and T30 - fell due to poor form, limited contribution to amenity and to reduce overcrowding. No replacement planting. |               |
| 17/00584/FUL | 33 Hadrian Way    | New front entrance porch & canopy, 2 storey side extension & single storey rear extension & new chimney stack  | No objection. |
| 17/00441/FUL | 25 Mayfield Drive | Two storey side extension and front porch.   | No objection. |

**(b) Planning decisions:** 11A Norley Road, single storey extension to side and rear – approved.

Watermill Cottage, Norley Road, proposed access and drive – approved.

2 Lindsay Walk, extension at 1<sup>st</sup> floor over garage and single storey front extension – approved

**119. Financial Matters: a) RESOLVED** that the expenditure and income statements are accepted as a true record.

**b) Approve payments. RESOLVED** that payments listed on the finance document be accepted, and funds to cover payments authorised shall be transferred from the business saver account to the community account by the clerk.

|                      |        |            |
|----------------------|--------|------------|
|                      | BBF    | £94,256.83 |
| Payments authorised: | Feb-17 | £6,672.08  |

**Receipts**

|   |           |                          |
|---|-----------|--------------------------|
| CWaC Members Grant re: Norley Road Playing Fields Project | £4,500.00 |                          |
| Groundwork: re: NH Plan                                   | £1,588.00 | <b><u>£93,672.75</u></b> |

**Accounts**

|  |            |            |
|--|------------|------------|
| Barclays Community Account - 30708852      | £7,000.04  |            |
| Barclays Business Saver Account - 80344400 | £74,904.56 |            |
| NS & Inv. Account - 138 073 109            | £11,846.45 | £93,751.05 |

| Cq No: | To whom paid | Particulars of payment | Statutory | Inv. No. | Amount |
|--------|--------------|------------------------|-----------|----------|--------|
|--------|--------------|------------------------|-----------|----------|--------|

|        |                                |  | Provision        |     |                  |
|--------|--------------------------------|--|------------------|-----|------------------|
| Bacs   | Employee                       | Salary March 2017                                    | (LGA1972, s112)  | 111 | £1,831.26        |
| Bacs   | Employee                       | Reimbursement TP & Internet March 2017               | (LGA1972, s111)  | 112 | £35.00           |
| 102331 | CSPPPFA Ltd                    | Room Hire - January 2017                             | (LGA 1972, s111) | 113 | £12.50           |
| 102232 | CSPPPFA Ltd                    | Room Hire February 2017                              | (LGA 1972, s111) | 114 | £15.00           |
| 102233 | Prism Design and Print         | Round Tower Newsletter March 2017 Issue              | (LGA 1972,s142)  | 115 | £176.00          |
| DD     | NEST Pensions                  | Employer & Employee Cont. 6th March - 5th April 2017 | (LGA1972, s112)  | 116 | £33.13           |
| 102235 | Michael's Garden & Landscaping | Work carried out during season April 2016-2017       | (PHA 1875 s,164) | 117 | £705.00          |
| 102236 | HMRC                           | PAYE & NIC Contributions months 7,8,9 and 10,11,12   | (LGA1972, s133)  | 118 | £4,251.00        |
| 102237 | Urban imprint                  | Partial invoice for work carried out for Stage 4 NHP | (LGA1972 s144)   | 119 | £1,587.60        |
|        |                                |  |                  |     | <b>£8,646.49</b> |
| 102234 | VOID                           |  |                  |     |                  |

**c) To consider purchasing a salt bin for Weaverham Road Car Park.** Cllr. Nixon has visited Sandiway Primary School to discuss this issue with the Head teacher. Cllr Nixon proposed that we adopt the same policy in respect of the Weaverham Road car park as that taken by CWaC in relation to their car parks in the county, this being that we do not grit car parks as this leaves the Council liable to claims if the work is not done properly or an accident occurs. Cllr. Nixon proposed and Cllr. Vincent seconded this policy – Council agreed unanimously.

**120. Police Constable Support Officer.** Cllr. Faulkner stated that the monthly surgeries held in the library have not been taking place since late 2015, and there is a general feeling within the village that the police presence is very low. The PCSO had been made aware of this opinion in advance, and consequently a statement of Cheshire Police’s activity in the village has been sent to the Council. Cllr. Kerrigan proposed and Cllr. Faulkner seconded that we write to Cheshire Police thanking PCSO Nixon for her report and asking that this be repeated on a monthly basis.

*Cllr. Tongue left the meeting at 21:00.*

**121. Eden Grange Allotments.** Cllr. Faulkner explained how the allotment waiting list held by Taylor Wimpey for residents of Eden Grange had not been shared with him due to data protection issues, while the list held by the Parish Council had been. Meetings have been held over 2 evenings at the White Barn to which the 29 applicants for allotments were invited, and it is believed that everyone wishing to hold an allotment has attended one of these. There are 34 plots available, so all applicants will receive a plot.

Information has been collated from these meetings to assess the level of effort and willingness present to setup the allotments in the first instance, and run them in the long term. A meeting is expected for mid-April to agree the next steps, and then to meet with Taylor Wimpey (TW) to ensure that the delivery of the allotments remains as-agreed on schedule and to the terms of the S106 agreement. The land will be gifted to the Parish Council, and the Council are expected to arrange a

sub-lease to the allotment group. However, there must be proper governance in-place to run the allotments.

Cllr. Faulkner requested the assistance of an additional member of the Parish Council to support him in the establishment of the group, preparation of their governance and rules, and the initial allocation of plots to group members. Taylor Wimpey has a proforma tenancy agreement for allotment holders, and have recommended an annual cost of £100.

Cllrs. Vincent and Brooks suggested that the management group be established first, and the annual rent agreed and advertised to all applicants. The expected hand-over is now 2018, and Cllr. Faulkner expects to come to the Council in the near future with a detailed proposal.

Cllr. Vincent queried the likelihood of any costs to establish the allotment society, and it was accepted that there will be legal costs associated with preparing an appropriate lease.

Cllr. Jones read an email sent to the Council from a resident on the waiting list requesting transparency over the decision to remove the £10k community building, and seeking assurances that the Council will give sufficient oversight to the running of the group. In response to the first point raised, Cllr. Brooks stated that many years ago Ainscough had created unrealistic expectations within the community with their pre-planning consultation presentations to the community on the re-development of the Eden Grange site, and suggested that the resident should write to CWaC requesting a full explanation of the way that the S106 agreement had been defined and delivered. Regarding the second point, the Council intend to address the issues raised. The Council will acknowledge this resident's letter, and will respond fully in due course once further investigations have been carried out.

- 122. Lease.** Mr Jamison has sent a copy of the proposed lease to the Council, but it contains an error because the Clerk's address is incorrect. The proposed lease also covers the Weaverham Road site, and the Council believe this to be covered under a separate lease and wish this to remain so. Cllr. Vincent stated that the Council's previous view was that we are happy to accept a new lease under the same terms but modified with any statutory changes which may have come into effect since the last lease was agreed, and showing the new lease period. Cllr. Brooks concurred. Cllr. Brooks proposed and Cllr. Vincent seconded that Cllr. Jones contact PFA Trustees seeking that the revised and corrected lease is sent to our solicitors as a matter of urgency, with the correct address for the Parish Clerk.

- 123. Written reports from other meetings.** Cllr. Nixon read a letter from the Youth Club requesting assistance in funding a repair to their roof. The same request was made to the PFA who declined to contribute. This has now been directed to the Youth Club's insurance company who have responded.

Cllr. Nixon has met with Fiona Dunning (CWA) and Ginny Brookes-White (Blakemere) at a site inspection in Winsford of the stone remnants from the Round Tower reconstruction. Future use of the remnants appears challenging, but Cllr. Chrimes has been in consultation with one person who is prepared to use the stone to build a war memorial providing the stone is suitable. Cllr. Chrimes will investigate the possibility of using the stone and ultimately having it transported from the factory unit in Winsford.

Cllr. Faulkner gave an update on the Village Plan:

The Facilities and Community Working Group are investigating the good neighbourhood scheme, and are trying to get voluntary organisations within the village together with the aim of promoting

collaboration and filling any gaps in service they collectively offer which will hopefully avoid future costs and ensure better prospects for village residents

The Traffic and Transport Working Group are investigating parking on Mere Lane. A letter has been delivered to all residents urging them not to park on the grass verges, thus allowing CWaC to repair the damage which has been caused over the winter months

The Village Plan was intended to be a 2 year project, and this milestone will be reached in September, Cllr. Faulkner plans to draft a complete resume of progress and achievements to-date. The group will also make suggestions for succession planning to further the delivery of the Village Plan goals. This will be presented to the community later in the year.

**124. Correspondence and any other business.** Julie Sands (United Utilities) wishes to meet with Council representatives to discuss the planned sewerage works on Friday 21st April at 1:30pm in the Village Hall.

There will be a village walk on Sunday May 7th starting at 10:00 from the Norley Road playing field. This will involve a circular route incorporating the Playing fields, Grannie's hump, the Whitegate Way, the Scout Camp, Kennel Lane, and back to the playing field.

*There being no further business the meeting closed at 22.25hrs.*

**Date.....**

**Signed..... Chairman**