

# Cuddington Parish Council

**Minutes of the statutory meeting of the Council for the Parish of Cuddington  
held on Monday 15<sup>th</sup> April 2019 at the Village Hall,  
Norley Road, Cuddington, at 7.15pm.**

**PRESENT:**– Cllr Brooks, Cllr Chrimes, Cllr Chivers, Cllr Kerrigan, Cllr Faulkner, Cllr Jones, Cllr Lees, and Cllr Vincent.

Also present was CWaC Cllr's Tonge and Fifield, Clerk to the Council - Julie Chrimes and 12 member of the public.

The meeting commenced at 7.15pm.

**140. Apologies.** Cllr Nixon, Cllr Shepherd and CWaC Cllr Williams.

**141. Declaration of Interest.** Cllr Kerrigan declared an interest in planning applications 19/00740/FUL, 18/03653/FUL and agenda item 9e: Funding request for Jones Homes Residents Association, due to close proximity of her home. Cllr Kerrigan did not take part in any decision making.

**142. Public Forum.** Mr Alistair Wood and Miss Jo Sutcliff on behalf of LNT Construction presented the scheme for planning application 19/00124/FUL, and advised the reasons behind the application, LNT confirmed that they would provide the Council and Jones Homes Residents Association with detailed site plans including measurements and also the list of care homes that were included in the Carterwood report as the existing provision.

Members of the public present raised concerns in relation to the proposed application and presented their objections. In summary their objections were that the proposed application is outside of the defined settlement boundary, It does not meet the criteria for development within open countryside, it fails to contribute positively to local character in terms of design and impact on landscape settings, it is poorly located in terms of access to sustainable modes of transport and the scheme fails to provide sufficient parking for staff and visitors. *(Noted: Cllr Chivers left the meeting)*

**143. Minutes.** It was proposed by Cllr Chrimes seconded by Cllr Brooks and **RESOLVED**, that the Chairman signs the minutes of the statutory meeting held on 18<sup>th</sup> March 2019 as a true and correct record.

**144. Matters arising.** It was noted that CWaC had responded in relation to the 20mph speed limit signs on Weaverham Road stating that due to the location of the driveway opposite

they were only able to erect one set of terminal signs and therefore unable to take any further action.

- 145. Planning Applications.** a) **To receive an update from a planning representative of the Council:** Cllr Vincent gave an update on planning applications considered in April, as summarized in the planning documents circulated to all Councillors.
- b) **To receive public representations:**
- c) **To receive CPC planning comments:**

Planning number	Location	Proposal	PC Comments
19/00740/FUL	Land at 599 Chester Road	Change of use from garage to one dwelling and erection of single storey extension.	Recommend refusal: The residents who live on Chester Road backing on to Kennel Wood acquired 2.8 acres of woodland behind their properties in 2012. The purpose of the purchase by the residents, as stated in a previous planning application for perimeter fencing, (12/03116/FUL), was to protect the woodlands immediately behind each of their houses. The Officer Report on the application commented: "Due to concerns over the potential planning implications of having protected woodland within various ownerships, Cheshire West placed an Article 4 direction on the whole of Kennel Wood to remove any Permitted Development rights..." and "Whilst the woodland will continue to be managed as such by the new owners, it is important that any overtly domestic use of the land is prevented..." Furthermore the application does not comply with Cuddington Neighbourhood Plan and is contrary to the Cheshire West and Chester local Plan Parts 1 and 2. The Council request that this application in called in.

**d) Planning decisions and notices.** Noted: The following applications were approved by Cheshire West and Chester Council: 18/04367/FUL and 18/04873/FUL.

**e) LPA (REF: 18/03653/FUL) School Lane.** The Council received and noted correspondence dated 3rd April 2019 from Pegasus Group. It was **RESOLVED** to respond to the email advising them that the parish council has passed the matter onto Cheshire

West and Chester Council to deal with, also the parish council noted errors in the email received, thus:

- The application for outline permission (**17/03505/OUT**) originally proposed 4 dwellings, but this was reduced to 3 dwellings and was approved.
- The planning application (**18/03653/FUL**) is for demolition of existing dwelling and erection of 5 dwellings with associated access.
- Pegasus state in their email that:  
“the current planning permission for 4 units does not need to pay any CIL or any affordable housing contributions and can be implemented as it stands.”

The parish Council maintains that this statement is misleading as the current planning permission (**17/03505/OUT**) was granted for 3 new dwellings not for 4 new dwellings.

- The application (**18/03653/FUL**) is for a total of 5 new dwellings and therefore should include provision for affordable housing in line with Cuddington Neighbourhood Plan Policy 15 and Cheshire West and Chester Local Plan SOC1.

The Parish Council objected to this application on the basis that it does not include a provision for affordable housing.

- 146. CWaC Councillor’s update.** Cllr Tonge reported that he will carry out a briefing handover with his successor. The Chairman formally thanked Cllr Tonge for his commitment to the village during his term as Ward Councillor.

Cllr Fifield reported that trees have been planted on highways land by a resident in Chiltern Close. The residents have been notified that these need to be removed as soon as possible.

Cllr Fifield will liaise with highways in relation to extra car park signage that is required on Norley Road, when the playing fields car park becomes full, vehicle users are parking inappropriately on Norley Road, and the parish council feel the public need to be made aware of the additional car park on Weaverham Road.

- 147. Written reports from other meetings.** None.

**148. Financial Matters.**

- a) Expenditure and Income Statements.** It was proposed Cllr Vincent seconded by Cllr Lees **RESOLVED**, that the expenditure and income statements are accepted as a true record.
- b) Approve payments.** It was **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.

		<b>Total</b>	
	BBF	£51,124.10	
Payments authorised:	Mar-19	£5,535.72	£45,588.38

### **Receipts**

(from 26.03.2019) CWaC Comm. Infrastructure Levy	£1,438.50	
CWaC Precept Including Grant	£80,745.00	
HMRC Vat Reclaim	£940.11	
2 x Land Rentals	£50.00	
	£83,173.61	<b><u>£128,761.99</u></b>
Barclays Community Account - 30708852	£1,709.33	
Barclays Business Premium Account - 80344400	£111,040.50	
NS & Inv. Account - 138 073 109	£16,012.16	£128,761.99

Cq No:	To whom paid	Particulars of payment	Statutory Provision	Inv. No.	Amount
Bacs	The Parish Notice Board Company	50% Deposit for the purchase of two notice boards	(LGA1972, s111)	1	£987.00
Bacs	Employee	Salary April 2019	(LGA1972, s112)	2	£1,895.05
Bacs	Employee	Reimbursement TP & Internet April 2019 Employer & Employee	(LGA1972, s111)	3	£35.00
DD	NEST Pensions	Cont. 6th April - 5th May 2019	(LGA1972, s142)	4	£136.92
Bacs	Prism Design and Print	Round Tower Newsletter March 2019 Issue	(PHA 1875 s,164)	5	£176.00
Bacs	Mid Cheshire Grounds Main.	Cleaning of car park and borders at Weaverham Road	(LGA1972, s111)	6	£26.40
Bacs	CSPPPFA Ltd	Room Hire March	(LGA1972, s133)	7	£19.00
Bacs	Cheshire Association of Local Councils	Affiliation Fees 2019-2020	(LGA 1972, s111)	8	£1,487.04
Bacs	Mid Cheshire Footpath Society	Subscriptions 2019-2020	(LGA 1972, s111)	9	£8.00
Bacs	Cheshire Community Action	Subscription 2019-2020	(LGA 1972, s111)	10	£50.00
Bacs	Viking Direct	Office supplies including 4x toners	(LGA 1972, s111)	11	£284.52
					<b><u>£5,104.93</u></b>

- c) **Village Maintenance work 2019-2020.** The Council received and considered three estimates to carry out a scheduled list of village maintenance work for the financial year 2019/2020, it was **RESOLVED** that the Council accepts the estimate from Northwich Town Council.
- d) **Internal Audit. RESOLVED** to invite Mr Frith to carry out the internal audit for yearend 2018-2019.
- e) **Grant Request.** Cllr Brooks proposed and Cllr Less seconded a grant of £150.00 to Jones Homes Residents Association, there was a tied vote however, the Chairman used his casting vote and the motion fell.

**149. Chairman’s Update.** The Chairman reported that the clerk had forwarded correspondence from CWaC Enforcement officer Jill Faulkner to C&S Allotment Association who has been chasing Taylor Wimpey in relation to the Allotments and playgrounds on former Eden Vale Yoghurt Site.  
 The Chairman reported on a recent joint meeting with the CSPPFA Ltd. Trustees advised the meeting that the Junior Footballers would like to have a sub lease from the CSPPFA Ltd.  
 The Annual Assembly is scheduled for May 23<sup>rd</sup> and will be held at Cuddington Primary School.  
 The Council adopted a document in July 2018 on “Key Objectives” and the Chairman advised it is important to continue to use the document.

**150. Correspondence.** None.

**151. Exclusion of Press & Public. RESOLVED** that in accordance with the provision of Schedule 12A of the Local Government Act 1972, Section 5, the public and press be excluded during consideration of the following items:

**152. Flea Moss Pit. RESOLVED** that the Chairman signs the confidential minutes of the meeting held on 18<sup>th</sup> March 2019 as a true and correct record.  
 The clerk updated the meeting in relation to the terms and conditions of the sale of Flea Moss Pit and it was **RESOLVED** to delegate power to the clerk working in conjunction with the committee to deal with the conveyancing of the land.

There being no further business the meeting closed at 9.15pm.

Date.....

Signed..... Chairman