

Cuddington Parish Council

**Minutes of the meeting of the Council for the Parish of Cuddington
held on Monday 21st October 2019 at the Village Hall,
Norley Road, Cuddington, at 7.15pm.**

PRESENT:– Cllr Brooks, Cllr Chrimes (Chairman), Cllr Kerrigan, Cllr Jones, Cllr Latham, Cllr Maddock, Cllr Ruchat and Cllr Vincent.

Also present was CWaC Cllr Fifield, Clerk to the Council - Julie Chrimes, and the Round Tower Editor.

The meeting commenced at 7.15pm.

- 59. Apologies:** Apologies were received from Cllr Crist and CWaC Cllr's Williams and Edwards.
- 60. Declaration of Interest and submission of register of interests.** Cllr Vincent declared an interest in any matter relating to CSPPFA Ltd as he is also a Trustee. Cllr Chrimes declared an interest under item 69 as she is a member of the Royal British Legion.
- 61. Public air time.** Nick Smith and Rob Henderson attended the meeting to update Council on the development of Beechfields, Forest Road. In Particular they discussed the site entrance; they are proposing to remove the guardrails adjacent to the entrance of the site. Consensus was the Council would have no objections to removing the barriers, and would support a Section 278 Highways act.
- 62. Minutes.** It was proposed by Cllr Brooks seconded by Cllr Vincent and **RESOLVED**, that the Chairman signs the minutes of the statutory meeting held on 23rd September 2019 as a true and correct record.
It was proposed by Cllr Brooks seconded by Cllr Maddock and **RESOLVED**, that the Chairman signs the minutes of the Finance & General Purposes committee meeting held on 14th October 2019.
- 63. Matters arising.** Due to the resignation of Cllr Evans, Cllr Maddock agreed to join the Village Plan Working Group, it was noted that the group will commence in the New Year, the vacant seat will hopefully be filled by then, and that Councillor will be encouraged to join the group.

Cllr Jones raised concerns relating to a decision made at the joint meeting with the PFA (8th October) in relation to a Cafe operating from the 69ers building, pointing out that the decision would make it very difficult to run the Gala if there was no access to the front part of the Youth Club building.

The Clerk advised that she had added it to the agenda for the joint meeting 'between the Council and CSPPFA Ltd' so that the Council could gain a clearer understanding about the Trustees request to amend the Lease. It was confirmed that the meeting was quorate; the circulated draft minutes which will be approved on 12th May 2020 had not stated that Cllr Vincent was present.

It was noted that Cllr Latham will fill the vacant position on the Finance and General Purposes committee, Cllr Maddock agreed to be a reserve.

64. Planning Applications. a) To receive an update from a planning representative of the Council: Cllr Latham gave an update on planning application 19/03661/CAT, 14 St John's Way which had been considered by the planning group, the September planning applications and comments made by the group were circulated to all Councillors.

b) To receive public representations: There were none.

c) Planning comments on:

▪ **Site Address: 35 Norley Road Cuddington Northwich Cheshire CW8 2JN**

Proposal: Demolition of existing house and erection of 2 detached dwellings using existing highway access - Reference Number: 19/03530/OUT – Recommend refusal: The proposal would be over development of the site contrary to NP Policy 14, and would adversely affect the character and appearance within the Conservation Area, contrary to Cuddington Neighbourhood Plan policies 1,2, 3 and 14.

▪ **Site Address: Green Ridge 4 School Lane Cuddington Northwich CW8 2NH**

Proposal: Replacement dwelling and erection of detached garage with associated hard and soft landscaping - Reference Number: 19/02604/FUL - On the 14th October 2017 an application was made to build initially 4 properties on this site (17/03505/OUT). This was reduced to an application for 3 properties, retaining the existing property, and was subsequently approved on 31st January 2018 with certain Reserved Matters.

An application was then made on 19th September 2018 (18/03653/FUL) for the erection of 5 properties on the site, including demolition of the existing property. This was to be a development of different mixes and types 3 and 4+ bedrooms, and a report issued on behalf of the developer in January 2019 referred to the need to take account of the Cuddington "Made" Neighbourhood Plan (NP), with regard to the mix of properties (NP Policy 12) and also with regard to the need to address the issue of affordable homes or affordable home contribution (NP Policy 13). This application was still live when a further application was made on 30th April 2019 (19/01679/REM), based on the approved planning application 17/03505/OUT, for a development of three, 6 bedroom properties on the site. This application was approved on 17th June 2019.

The earlier application (18/03653/FUL) was withdrawn on 1st July 2019.

This latest planning application (19/02604/FUL) is for the demolition of the existing property, replacing it with a 6 bedroom property. In the application it refers to all four new properties on the site as being 6 bedroom properties.

The Parish Council recommend refusal of this application and recommend that Cheshire West Planning need to re-address the earlier approval of 19/01679/REM with reference to the Cuddington Neighbourhood Plan policies.

The application for the whole site must be subject to the policies in the Cuddington Neighbourhood Plan specifically Policy 12 Housing Mix and Type - the need for smaller family houses, Policy 13 Affordable Housing - developments of three or more properties, and Policy 14 Location of Buildings – scale density and plot size. It was noted that the Council would need to gain a clearer understanding from CWaC Cllr's on whether a reserved matters application can be called in.

d)Planning decisions and notices. Noted: The following applications were approved by Cheshire West and Chester Council: 19/02025/FUL, 19/02061/REM, 19/01491/OUT.

- 65. CWaC Councillor's update.** Cllr Fifield reported that planning application 19/02137/FUL Shell Garage Chester Road had been approved with conditions.

Cllr Fifield reported that following a speed assessment in 2017, Highways are proposing to reduce the speed limit to 40 mph along Cuddington Lane, Mill Lane and Barastich Lane. The cost will be £7,000, of which CWaC will fund 50% which leaves £3,500 to find. As this will benefit residents of Delamere Park and Cuddington, due to the traffic which currently uses those lanes as rat runs the Parish Council will consider a contribution at their next statutory meeting.

In Cllr Edwards' absence the clerk read out her report which advised members that the memorial garden is progressing well, CWaC apprentices, WVHT and Amazing Gardens have all given their time to freely to support the project.

The Youth Group has postponed its official opening due to numerous reasons.

Street scene has a toolkit available to community groups/residents wishing to help improve their surroundings, and a village litter pick will be organized in the winter.

- 66. BT Consultation.** Correspondence was received advising that there is a 90 day consultation process with regards to removing or adopting the red BT heritage telephone kiosks. It was proposed by Cllr Ruchat and seconded by Cllr Brooks and **RESOLVED** that the Parish Council adopt the telephone kiosks situated at Poplar Close and Norley Road and the use of the telephone kiosks shall be decided by a residents survey, which will be carried out via the village website and boxes which will be placed in local businesses. The Round Tower's newsletter and the village website will advise residents of the consultation. Cllr's Jones and Vincent objected to the adoption of the telephone kiosks.

- 67. Clerks report.**

The Clerk will attend Chalc's AGM and Cheshire Community Action's AGM on 24th October and 6th November respectively.

The Christmas tree will be delivered and erected on 14th November at St John's Church.

The Public Rights of Way officer has confirmed that a "no vehicle" highways sign will be erected on Weaverham Road at the entrance of RB3.

Tommi, the war silhouette has been repaired and is now at the Gorstage Cemetery.

The clerk advised the Council that her husband has set up a small business called "Clean Safe Environments" which offers Playground Inspections and Cleaning services to Parish Council's in Cheshire West and Cheshire East. Cllr Chrimes advised the meeting that she would declare a prejudicial interest should "Clean Safe Environments" submit any estimates for work in Cuddington.

68. Finance & General Purposes Committee. The Council noted that the under spend of Norley Road Playing Fields refurbishment which is £2,820.00, will be transferred to the NS&I account. The clerk reported that a dangerous tree had to be felled at Ravensclough Waste as it was leaning on BT cables and was a danger to the public.

69. Accounts & Payments. It was noted that due to the new Council there will be changes made to the Council's banking mandates.

Expenditure and Income Statements. It was proposed by Cllr Brooks seconded by Cllr Kerrigan and **RESOLVED**, that the expenditure and income statements are accepted as a true record.

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

Poppy Wreath. It was **RESOLVED** to purchase a poppy wreath on behalf of the residents, Cllr Brooks will lay the poppy wreath on behalf of the Parish Council and residents on Remembrance Sunday.

		Total	
	BBF	£93,762.00	
Payments authorised:	Sep-19	£6,762.33	£86,999.67

Receipts NONE

Barclays Community Account - 30708852	£1,740.96	
Barclays Business Premium Account - 80344400	£67,246.55	
NS & Inv. Account - 138 073 109	£18,012.16	£86,999.67

Cq No:	To whom paid	Particulars of payment	Statutory Provision	Inv. No.	Amount
Bacs	Employee	Salary October 2019	(LGA1972, s112)	69	£1,895.05
Bacs	Employee	Reimbursement TP & Internet October 2019	(LGA1972, s111)	70	£35.00
DD	NEST Pensions	Employer & Employee Cont. 6th October - 5th November 2019	(LGA 1972, s112)	71	£136.92
Bacs	Prism Design and Print	Round Tower Newsletter October 2019 Issue	(LGA 1972,s142)	72	£176.00
Bacs	CSPPPFA Ltd	Room Hire - September	(LGA1972, s111)	73	£31.00
Bacs	Northwich Town Council	Weaverham Road Car Park maintenance	(PHA 1875 s,164)	74	£88.80
Bacs	Wicksteed	Unaccompanied Playground Annual Inspection BL Green play area	(PHA 1875 s,164)	75	£54.00
Bacs	Mid Cheshire GM Ltd	Emergency removal of dangerous trees at Ravensclough, Waste Lane	(PHA 1875 s,164)	76	£1,680.00
Bacs	Information Comm. Office	Registration as a data controller with ICO	(LGA 1976 s,226)	77	£40.00

Bacs	Michael's Garden & Landscaping	Remove two notice boards from Mere Lane & Norley Road	(PHA 1875 s,164)	78	£40.00
Bacs	CSPPPFA Ltd	2nd half of Grant	(PHA 1875 s,164)	79	£9,000.00
Bacs	Glasdon	Two end posts for damaged Gateway on A556	(PHA 1875 s,164)	80	£298.13
Bacs	Darren Crane Michael's Garden & Landscaping	To erect new post for Gateway on A556 following act of vandalism	(PHA 1875 s,164)	81	£290.00
Bacs		To weld and re site Tommie at the Cemetery close to Memorial stone	(PHA 1875 s,164)	82	£100.00
Bacs	Horticon Ltd	Release of Retention as per contract number 00792NR - Norley Rd	(PHA 1875 s,164)	83	2658.11
					<u>£16,523.01</u>

70. Written reports from other meetings. The Chairman reported that there had been a meeting with the website working party, who wanted to know if the website is meeting the requirements of the Council.

It was **RESOLVED** to write and thank the website working party, for the tremendous work they do.

Cllr Latham reported that both he and the clerk had walked along FP16A which is adjacent to the old imap centre, there were a number of trees that were in a precarious position and need attending to, and the clerk reported them online to CWaC.

The Council agreed to write to Cllr Fifield to thank him for his intervention in relation to FP3 in Whitegate and Marton.

Concerns were raised with a house that is derelict on Warrington Road, the council instructed the clerk to contact Environmental Health.

71. Boundary Lane Green Play area. Following an annual inspection it was noted that there is some remedial works necessary. The Clerk reported she is unable to carry out the weekly play inspections anymore and the Council noted that these must be carried out by approved play inspector, as per the licence with Cheshire West and Chester Council dated 1st March 2011. The Council instructed the Clerk to seek quotations for the weekly inspections required at the play area.

72. Correspondence. Remembrance Day parade will commence from Mere Lane at 10.30am, the laying of the wreaths will follow the silence at 11am, followed by the church service at St John's Church Norley Road.

There being no further business the meeting closed at 9.45pm.

Date.....

Signed..... Chairman