

# ACTON BRIDGE PARISH COUNCIL

Minutes of the meeting held on Monday 1st July 2019 at 7-30pm in the Parish Rooms.

## Present

R Holt Chairman  
T Brocklebank  
C Fifield  
R Forbes  
D Hall  
Clr G Edwards CW&C  
Clr P Williams CW&C

## Apologies –

C Ballantyne - Roberts  
H Bayley

## 1 Public Matters

There were no members of the Public present.

## 2 Approval of Minutes

The minutes of 3<sup>rd</sup> June 2019 were accepted and signed

## 3 Matters Arising

### June Meeting

#### Public Matters

a) Clr Brocklebank had raised an issue as a member of the Public relating to the land and adjoining land at the site of the former Garden Nursery on Station Road. There had been a discussion on the possible usage of the land and the potential development. It was stated that the official status of the land is Green Belt. The meeting had decided that there was a need to know the attitude of CW&C Planning Department to any development on the site and it was agreed that CW&C Clrs Williams and Edwards plus PC Clrs Brocklebank and Hall would have a pre-meeting to formulate a brief to be raised with CW&C Planning.

The pre-meeting had taken place and Clr Edwards has spoken to Planning Department. They have said it is the case that once the purchase has been completed, providing that the owners have not successfully gained planning permission, an injunction can be served immediately as soon as physical work appears to start which will result in immediate eviction. In the case of hard standing being laid, a temporary stop notice can be applied. Essentially it really is a case of local residents keeping their eyes and ears open for any activity.

There followed a detailed discussion on potential development. The Chairman said that the Parish Council are not committing to any new building on the land.

b)

### May Meeting

#### Part 1 New Parish Council Administration

#### 8. Financial Arrangements

##### 8.3 Internal Audit

The Internal Auditor (Mr Peter Young) has completed the audit and signed the statement, Notices have been displayed (web site and Notice Board) to give residents opportunity to inspect the accounts should they wish.

There were no proposals for a replacement Internal Auditor. It was decided to await the appointment of the new clerk as she may have suggestions arising from auditing of the JCC account.

##### 8.4. Bank Account – appointment of new signatories

Following the agreement to add three signatories, Clrs Ballantyne-Roberts, Forbes and Hall to Clr Bayley, making a total of four of which any two can sign. The necessary forms had been completed and sent to the Co-operative Bank. The Bank had requested further detail and as Clr Forbes was on holiday only Clrs Ballantyne-Roberts and Hall have been added. Clr Forbes will be added when the account details are amended to allow for the appointment of the new Clerk,

## **Part 2 Ordinary Meeting May 2019**

### **3 Matters Arising**

c). The Chairman reported that an Enforcement Officer from CW&C has visited the site at the rear of 25 Chapel Lane. Although the Enforcement Officer had said that the new buildings within the property curtilage were to required standards and that the stable had previously been approved in 2017. It was not clear if the statements included the building in the field. This will be rechecked.

The Chairman reported that he has again visited the site (arising from Planning Application 19/02220/FUL, Tarmac drive to front and rear, 25 Chapel Lane. Refer to Section 4 of the minutes) and the big building appears to be outside the curtilage. Access to the rear of the Chapel Lane properties is now prevented by a fence and locked gate. Action Clr Holt Completed

#### **3c) Dog fouling – Waste Bins**

Subsequent to the approval of the grant from the Members Budgets for the provision and the emptying of a bin in Chapel Lane together with emptying of the litter bin on the Parish Room car park. The Chairman said that an invoice has been received from CW&C which was for the provision and emptying of the bin only, not the emptying of the car park bin. He will ask for clarification. Clr Hall reported that the bin has been installed near the railway bridge in Chapel Lane.

The Chairman reported that he checked with CW&C and a further invoice has been submitted for emptying of the car park bin which now completes the original quote from CW&C. Action Clr Holt - Completed

Clr Williams suggested that a count be made of the waste bins in the Village.

#### **Post meeting Note**

It is believed that there are three bins for dog waste and two litter bins of which the Parish Council pay for emptying of one dog waste bin and one litter bin.

## **9 Correspondence**

Further to the notification received from HM Courts Tribunal Service that Punch Partnerships have appealed the granting of the Maypole Inn the status of Asset of Community Value, the Parish Council has sent written evidence requesting refusal of the appeal.

The Chairman reported that further correspondence has been received on this subject. CW&C have deleted the registration. He also said that it is believed that the property has been sold but at present there is no information on the new owners.

## **10 Village Matters**

a). The Chairman reported that there has been further email correspondence with CW&C on the topic of the width of the PRoW at Hill Top Farm and the width of 2.5m given on the approved plan. CW&C state that there are ongoing discussions with the owner. An update will be requested.

The Chairman reported that the position and width of the path has been resolved between CW&C and the owner. The result is largely as previously laid out on the plans. The owner had offered to resurface some parts with stone to make the path safer but it had been decided that this was not required.

Action Clr Holt – Completed

#### **Post Meeting Note**

Notification of the official amendment of the path and route under the Town and Country Planning Act has been received from CW&C.

b) On the item of street cleaning, complaints have been received about the growth of weeds in the gutters. Clr Williams said he has picked this up again and is chasing CW&C to have the weeds treated.

Action Clr Williams - Ongoing

## **11 AOB**

a) Clr Brocklebank said he has made contact with Mr Pardoe and will establish what can be done to take on the update of the web site. Action Clr Holt Completed

Clr Brocklebank said that the presentation of the web site and the access to it need to be reviewed and updated. Refer also to Section 10 of these minutes.

## **4 Planning Applications**

### **19/02047/FUL. The Beeches Cliff Road.**

The application consists of a single storey rear and two storey side extensions to the main dwelling and a two storey rear extension to the annexe.

Clr Edwards read to the meeting a letter received from a resident giving objections to the development particularly to the hedges and access. Also the movement of lorries on the lane to enter / leave the site will damage the location. In response to a query, Clr Edwards said that the resident will be submitting the letter to CW&C.

The Parish Council examined the plans and commented that in all elevations there are significant enlargements that not only distort the original building and significantly affect the openness of the green belt. Similarly, the new footprint of the property, which will capture the annex, shows considerable enlargement and this combined with ground, first floor and garage (annex) development increases the accommodation well in excess of that normally permitted. It is also believed that there have been applications in earlier years for extensions and changes to the property.

### **19/02238/HHE. Single storey extension to rear | Rose Cottage 12 Milton Rough**

The gradual development of the property is of concern. The openness of the green belt is directly affected. The Parish Council will request that consideration is given to the total size of development at this property.

### **19/02220/FUL | Tarmac drive to front and rear | 25 Chapel Lane**

No justification or reason has been given for this development in the green belt. The drive appears to end at a large building, outside the curtilage of No. 25 and could be assumed to be for servicing this building. The large building is not shown on the plans supplied. The drive passes to the rear of majority of the properties at that side of Chapel Lane. The possible use of this drive will affect the associated properties.

## **5 Planning Decisions**

18/04420/REM. Erection of one dwelling and detached garage (Outline Application 17/03017/OUT) | Land At 71 Cliff Road

The Chairman said that the plans for the new build at 71 Cliff Rd have now been approved. The House size has been modified and the garage has been moved from alongside the pavement to be attached to the house. The property is still much larger than that proposed in the outline application.

## **6 Financial Matters**

### **6.1 Authorisation of Cheques**

The Clerk confirmed that, following the addition of the new signatories to the Bank account, cheques have been paid for £257.60 to Zurich for the insurance and for £338.00 to CW&C for the dog waste bin, cleaning and emptying.

Cheque for £339.00 being the Clerks salary for April, May & June was approved and signed.

Cheque for £156.00 being fee to CW&C for emptying of the car park bin was approved and signed.

6.2 The Clerk reported that the notices to advertise the option for residents to view the accounts have been displayed.

## **7 CWAC Ward Councillors**

Clr Edwards and Williams reported on problems with illegal parking on Warrington Road. There has been parking problems for some time and CW&C had proposed a system of enforcement that would have impacted on residents. The enforcement has been suspended and meetings are to be held with residents and CW&C.

The Councillors as reported on a scheme to plant and encourage wildflowers on verges. The scheme has been tried in other locations.

The Councillors mentioned subjects currently being reviewed. These are;

Dog warden services.

Special education needs.

Enforcement services

Councillor Fifield mentioned a further subject concerning provision of pedestrian crossings. The meeting discussed possible locations in the Village and thought that one at the junction at the Hazel Pear could be useful but difficult to implement.

The Councillors also said that they had attended and enjoyed the 'Big Lunch' that had been held recently by the WI at the Parish Rooms.

## **8 Reports from other meetings**

None

## **9 Correspondence**

Letter from CW&C re Maypole Inn and Asset of Community Value.  
Walking programme from Mid-Cheshire Footpaths Society.  
Correspondence received by email has been circulated.

## **10 Village Matters**

- a). There are problems with overgrown hedges obstructing footpaths in the Village. CW&C are to contact the landowners.
- b). The speed indicating sign at Hill Top Road is not working properly and TWM will be notified.  
**Action C R Holt**
- c). Mention was made of a report in the local Guardian newspaper of an incident where an attempt had been made to bundle a young girl into a car. There was nothing further known on the matter.
- d). The notices for a replacement Clerk and for co-option of a new member to complete the compliment of eight members of the Parish Council had been displayed. One application for the Clerks position had been received and two for the Parish Council position.

The applicant for the Clerks position was known to the Parish Council as Clerk to the Joint Cemetery Committee (JCC). It was agreed that a group of members and the current Clerk would interview the applicant and also discuss terms & conditions, duties and salary.

The meeting discussed the two applications for the Parish Councillor position. After a secret ballot Mr David Edwards was elected to fill the vacancy. The Clerk will notify Mr Edwards and arrange for the necessary paperwork to be completed.  
**Action Clerk**

The Clerk will also notify and thank the unsuccessful applicant. It was suggested that the applicant, who had stated knowledge of web site arrangements could be asked if they would assist setting up the new Parish Council web site. This was agreed.  
**Action Clerk**

## **11 A.O. B**

There was no AOB.

## **12 Date of next meeting**

The next meeting will be on Monday 2<sup>nd</sup> September 2019, starting at 7-30pm.