



AUDLEM PARISH COUNCIL

Clerk: Belen Lopez Bloor

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MEETING OF AUDLEM PARISH COUNCIL MINUTES OF MEETING

Monday 3th September 2018 at 7.30pm
Methodist Meeting Rooms, Shropshire Street

PRESENT

Cllr Geoff Seddon (Chairman), Cllr Steve Boyes, Cllr Nigel Mottershead, Cllr Frances Mary Christie, Cllr Kate Down, Ward Cllr Rachel Bailey.

In attendance: Clerk - Mrs Belen (Bee) Lopez Bloor.

18.60 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Lynette Hopkins, Cllr David Higham, Cllr David Siddorns and Cllr Tim Lawton.

18.61 DECLARATION OF INTERESTS

None received.

18.62 CONFIRMATION OF MINUTES

Cllr Mottershead proposed to confirm the minutes of the meeting held on on 16th July 2018, Cllr Christie seconded. All Councillors were in favour.

18.63 POLICY REVIEW

This CCTV policy is needed to comply with current legislation and explains how Audlem Parish Council operate the CCTV system it owns located at the Audlem Car Park and playing field. Cllr Down proposed that the policy be accepted, Cllr Boyes seconded. All Councillors were in favour.

Resolved: That the CCTV policy be accepted.

Action: Parish Clerk to upload the adopted policy onto Audlem Online (AOL).

18.64 MATTERS ARISING

18.64.1 Highways issue – Repairs on Woore Road near Manor Farm.

This matter relates to a highly dangerous and hazardous hole in the pavement near Manor Farm on Woore Road which means the general public have been walking out on to a 60-mph road. The issue had been ongoing since June despite the Clerk repeatedly chasing Cheshire East Highways, BT Openreach, United Utilities and Morrisons Utilities to get it urgently repaired. There have been issues of ownership for the repair, obtaining a works permit from the Council and installing temporary traffic lights but repairs have finally commenced on 3rd September and these should be completed soon to provide safe access into the village.

Action: Cllr Christie to keep Councillors updated with the progress of its repair.

18.64.2 Highways issue - Car park filling potholes on the entrance ramp.

Pot holes along the central access aisle were reported to the Council and completed on 21st May but those near entrance ramp have been left untouched. Cheshire East have deemed that action is not considered necessary at present, but these really ought to be repaired.

Action: Clerk to keep chasing Cheshire East Council to get these repaired.

18.64.3 Supply of hot water in public conveniences & legionella testing.

Cllr Higham has investigated and reported there is no chance of legionella as it only takes seconds for the hot water to flow and there are no dead-end pipes. Cllr Down suggested having a different heating system that heats the water on demand.

Action: Cllr Higham to investigate the costs of a heater that heats water on demand.

18.64.4 ADAS' suggestion to recreate a pond Little Heath.

ADAS had mentioned in their meeting minutes plans to perhaps install a pond at Little Heath Green. The Clerk wrote to them informing them that it is listed as Open Space in Policy D8 of the Audlem Neighbourhood Plan. It is also shown as Amenity Greenspace on Cheshire East's Open Spaces Assessment 2012 document. As such they would need to approach Cheshire East Council about the project as they own the land. The Parish Council also pointed out that the project would also incur ongoing costs of maintenance, fencing and insurance and we would not be able to pick up these costs. Cllr Seddon read out loud a resident's concern who was worried that the pond would reduce the available recreation area and could stagnate during drought periods. The resident also highlighted that there are high voltage cables and telephone/internet cables underground together with sewage, drainage and an aged cast iron water main. These services would oblige the pond to be sited in a dominant position. ADAS have responded that there are no further plans in this matter and that this idea has not progressed anywhere. No further action necessary.

18.64.5 CCTV system – foliage clearance.

The CCTV camera view was being obstructed by overgrown trees and foliage, so the Parish Clerk has organised for Cheshire East Council to fell two groups of self-seeded maples either side of the small substation and some deadwood removal on the three trees opposite. No further action required.

18.64.6 Footpath damage – Bath Lane.

There is continual vandalism to the stile nearest the village as somebody has been sawing the stile down. The stile was repaired, and it was then sawn again. The matter has been reported to the police and the footpath officer.

Action: Clerk to liaise with resident who complained to ensure the matter is resolved.

18.64.7 Footpaths –Reinstating Bagley Lane footpath to Adderley.

The Clerk wrote to Adderley Parish Council and the Planning Officer expressing the Parish Council's support for the addition of public rights of way on two footpaths in Adderley as these paths were well used until, unfortunately they were blocked from the Shropshire side and then dropped from the Shropshire definitive paths map. The planning order was made and there are three objections. If the objections are not withdrawn the matter will be sent to the Planning Inspectorate for determination. There is no quick resolution and the process takes some time.

Action: Clerk to report back to the Parish Council at the October meeting.

18.65 HOUSING (Planning/Heritage & Conservation)

18.65.1 PLANNING APPLICATIONS

To consider the following: -

Planning reference	Main location	Development description	Action	Decision
18/3994N	18, STAFFORD STREET, AUDLEM, CW3 0AP	Conversion of ex old post office and two residential units into 3 residential units	To discuss and resolve	Concerns raised below. Decision Target Date 02/10/2018
18/3869N	Spring Cottage, 48 Heathfield Road, Audlem, CW3 0HH	Proposed rear single storey extension to existing bungalow to create lounge and living area. Includes removal of flat roof to create a pitched roof to match the existing roof	To discuss and resolve	No objection. Decision Target Date 27/09/2018
18/3765N	BANK HOUSE, BUNSLEY BANK, AUDLEM, CREWE, CW3 0HS	Demolition of existing garage and proposed garage	Comments submitted, awaiting decision	No objection. Decision Target Date 29/09/2018
18/3564N	Sandy Lane Farm, SANDY LANE, AUDLEM, CW3 0BF	Formation of New Agricultural/Agricultural Contractors Access Route from Existing Yard to Paddock Lane	Comments submitted, awaiting decision	Objection submitted on highway grounds – speed, location. Decision Target Date 11/09/2018
18/4057N	22, DAISY BANK CRESCENT,	Two Storey Side Extension	Comments submitted,	No objection. Decision Target Date 04/10/2018

	AUDLEM, CW3 OHD		awaiting decision	
18/2798N	Kinsey House, BAGLEY LANE, Audlem, Crewe, CW3 ODR	Variation of condition 1 on approved application 17/4561N - Variation of condition 2 relating to Plot 2 only -Variation of conditions 2, 3 and 4 on approved application 15/3053N - approval of the substituted house plans and elevations and site plan	Approved with conditions	01/08/2018
18/3687D	LAND REAR OF, 22, HEATHFIELD ROAD, AUDLEM, CW3 OHH	Discharge of condition 17 on application 14/3976N	approved with conditions	07/08/2018
18/2438N	Land West of, AUDLEM ROAD, AUDLEM	Substitution of 3 approved plots 75-77 replacing them with 4 smaller plots	Approved with conditions	24/07/2018

Planning Application 18/3994N

Whilst Councillors welcomed the building being brought back into use they have concerns over access and increased traffic, which is in conflict with NP Policy T2. CEC Highways urged to review. Councillors also questioned whether consent for demolition in conservation area is required.

Action: Clerk to draft a letter for Cllr Boyes and then send this to the Planning Officer.

18.65.2 Government consultation on shale gas exploration (fracking) & the related planning process.

Cllr Seddon explained that currently applications to explore for shale gas are subject to the same planning process as building a house. The application is made to the Local Planning Authority (LPA) e.g. Cheshire East Council. The LPA then seeks views from parish/town councils and local residents before Councillors make a decision. This has led to councils refusing the application and the applicant going to Appeal. However, the Government is now proposing to circumvent this democratic planning process in two ways using Permitted Development Right to obviate the requirement for planning permission. It also plans to bring shale gas production into the National Strategic Infrastructure Project regime, so removing planning applications from local control at council level to a central government departmental inspectorate, leading to the compulsory acquisition of land. The area which includes Audlem is one of 73 areas in the country which have been granted a licence for fracking. This proposed change to the planning process could have a direct impact on the area. Cllr Seddon proposed the Parish Council write in to object and also write to our MP Antoinette Sandbach. Cllr Boyes seconded. All Councillors in favour.

Resolved: That a letter be sent with Audlem Parish Council's views.

Action: Clerk to draft a letter.

18.65.3 Cheshire East Local Plan Part 2.

Cllr Seddon explained that in Audlem there are 42 more properties allocated. These are 20 at Bird's Nest (opposite McCarthy and Stone) and 22 at East View (land between Bird's Nest and Monks Lane). The proposed changes will mean that the settlement boundary would be extended to include the McCarthy & Stone, Anwyl (Little Heath) and Markden (Heathfield Road) sites – already agreed as part of the Neighbourhood Plan process – together with the two proposed sites. The Consultation Period runs from 5th September to 16th October.

Cllr Boyes commented that proposed plans would give Audlem increased certainty of the village boundary. Councillors agreed to organise a Housing & Planning Working Group meeting in the first week of October to discuss the plan in further detail.

Action: Cllr Boyes to liaise with Councillors to arrange this.

18.66 FINANCIAL MATTERS

18.66.1 1st Quarter Bank Reconciliation.

Action: Clerk to double check the figures again.

18.66.2 Finance Report – to receive the Finance Report.

Action: Clerk to circulate this to all Councillors with the meeting minutes.

18.66.3 Retrospective Authorisation of Payments made (marked with an asterisk).

Cllr Mottershead proposed to accept these, Cllr Down seconded. All Councillors in favour.

Resolved: That the retrospective payments be authorised.

18.66.4 Authorisation of cheques – to agree the accounts for payment.

*1827	Gavin Davies	Salaries - Street Cleaning		408.94
*1828	Belen Lopez Bloor	Salaries		520.96
*1829	Belen Lopez Bloor	Office Expenses	Postage, mileage	24.42
*1830	3 Counties Cleaning	Public conveniences		169.00
*1831	Water Plus	Water supply		128.26
*1832	Delmar Press	Newsletter		294.00
1833	Audlem Public Hall	Room hire		225.00
1834	Audlem Electrical Services	Repairs & Renewals	ECR for The Buttermarket & various repairs	203.00
1835	Cleaning Supplies 2U	Public Conveniences	Supplies for the cleaner	78.30
1836	Councillor Geoff Seddon	Travel Expenses	Replacement for cheque 1679 which was unrepresented	11.70
1837	Gavin Davies	Salaries - Street Cleaning		408.94
1838	Belen Lopez Bloor	Salaries		595.39
1839	Belen Lopez Bloor	Office Expenses	Postage, mileage	17.07
1840	3 Counties Cleaning	Public conveniences		169.00

Please note cheque 1679 to G Seddon for expenses of £11.70 was unrepresented and has been cancelled. Cheque 1836 is a replacement.

The Clerk also mentioned a few extra payments that had been received after the agenda was issued 5 days in advance of the meeting.

1841	ThenMedia Ltd	Public Info Display Screens		72.00
1842	SM Potter	Repairs & Renewals	CCTV locks & repairs to Buttermarket roof, Millenium Stone, toilets	711.85
1843	Cllr David Higham	Councillor Expenses	Padlock for Green Lane, filing cabinet, mileage to conferences,	256.28

Cllr Seddon proposed to accept all the above payments, Cllr Down seconded. All Councillors were in favour.

Resolved: That the payments be authorised.

18.66.4 Scheduled payments – to approve the scheduled payments.

SO	Shires Pay Services Limited	Payroll Services	£20.00
DD	NEST	Pension Contributions	£167.32

Resolved: That the above payments be approved.

18.66.5 Receipts – to minute the receipts.

26/07/2018	Santander	Compensation for error of cheque 1805	£50.00
26/07/2018	Santander	Bank Interest	£32.00

18.66.6 Change of Finance/Budget meeting from Monday 26th November to Monday 19th November. Cllr Seddon will be away on holiday on this date so requested the meeting be moved forward a week. All Councillors agreed.

Action: Clerk to book the room & inform all the Councillors of the date change.

18.67 LAND AT GREEN LANE

18.67.1 Update on the purchase of the field.

The Parish Council now own the land after a protracted purchase that took longer than expected due to numerous amendments to the contract clauses. Cllr Seddon informed the Council had negotiated that any car park in the proposed one-acre space will not generate overage. If APC does develop a car park and charge for parking then the vendor would receive 30% of the annual takings for a period of 20 years from the date of purchase which they said that they would then donate back to organisations in the village. APC had also negotiated that overage is also excluded on community uses on the rest of the field. The vendor has refused to pay for the removal of Himalayan Balsam. An Open Meeting will be held on Thursday 6th September to bring residents up to date and to invite residents to join the Working Group.

18.67.2 To receive the Report and Terms of Reference for the Green Lane Working Group.

Cllr Boyes explained that the working group has met on 3 occasions and stated that the Terms of Reference will change after the open meeting on Thursday 6th September. The Working Group would like 4 matters dealt with during the next twelve months.

1. Inspection of all trees on the land (also needed for insurance purposes).
2. Proposed plans drawn up for the car park.
3. Removal of the Himalayan Balsam.
4. Installation of a temporary pedestrian gate onto Shropshire Street less than 1 metre high.

Action: Cllr Down to liaise with AWEG about the possibility of them assisting with the removal of the Himalayan Balsam.

18.68 PLAYING FIELD COMPLEX – UPDATE

Hibberts, our solicitors, have informed the Parish Council that the transfer should not take much longer to complete.

Action: Cllr Seddon to send a chaser email. Clerk to add this to the October agenda.

18.69 PARISH COUNCIL MATTERS

18.69.1 Closure of the Community Projects bank account.

The Clerk wrote to an individual about the recent minutes of the Business and Tourism group where reference is made to setting up a new bank account and transferring funds held by the defunct Community Projects bank account. The Group's leader responded that this issue would be discussed at their next meeting.

Action: Clerk to add this to the October agenda.

18.69.2 Qualified inspection of any Parish Council owned trees.

The Parish Council obtained 4 quotes for tree surveys. Cllr Seddon proposed we instruct JCA who are one of Cheshire East Council's preferred contractors and who also provided best value. Cllr Mottershead seconded. All Councillors in favour.

Resolved: that the Clerk instruct JCA to perform a tree survey on the land at Green Lane. This will also need to be sent to Zurich Insurance for insurance purposes.

18.69.3 Noticeboard.

Clerk has obtained some quotes for replacements which are over £2,000. This is not deemed urgent and has to wait for the solicitors of the Crown Estate for permission to erect a noticeboard (also potentially the bench and cycle racks).

Action: Cllr Seddon to chase. Clerk to add to the October agenda.

18.69.4 Pay increase for 3 Counties Cleaning.

3 Counties Cleaning have been cleaning the public conveniences for over 3 years and have never increased the price. They have requested a pay increase from £6.50 a day to £7.50 to be backdated to July 2018 when it was originally requested. Cllr Christie proposed to accept the request, Cllr Mottershead seconded. All Councillors in favour.

Resolved: that the hourly rate of pay is increased.

Action: Clerk to notify 3 Counties Cleaning.

18.70 CORRESPONDENCE

18.70.1 Consultation: Bye Laws on Sites of Special Scientific Interest (SSSI's).

No further action required.

18.70.2 Cheshire East £2m New Homes Bonus Community Fund.

New Homes Bonus Community Fund (NHBCF) was agreed by Cheshire East Council in February of 2018 comprising £2 million and will operate for 2 years with the first year running from September 2018 to August 2019. The Fund requires the operation of award groups comprising of local ward members and a representative from the Town and Parish Councils for each award group. Cllr Higham was attending the meeting this evening.

Ward Cllr Bailey commented that the fund is to help local schemes to benefit the community e.g. youth club, ADAPT, etc. There is a minimum bid per project of £10,000 and schemes will be judged on their merit and sustainability as well as focusing on service delivery focus for the whole demographic and community. She warned that after a 2-year period there will not be a new homes bonus.

18.70.3 Closure of the Community Projects bank account.

See 18.69.1 above.

18.70.4 Blocked grid at the canal grid bridge reported by ADAS.

This had been reported to Cheshire East Council who unblocked it along with two other grids on the other side of the road.

Action: Cllr Seddon to provide Clerk with details of the Whitchurch Road blocked grids and others so these can also be reported.

18.70.5 Invitation to new McCarthy and Stone Audlem Development.

The invitation was declined as the Parish Council, echoing Audlem residents' comments, was totally against this development and spoke against the application at the Appeal in March.

18.70.6 Rural Housing Survey Rural Homelessness Cheshire East.

The Institute for Public Policy Research has carried out recent research, called 'Right to home? Rethinking homelessness in rural communities', which has revealed a dramatic rise in the number of rough sleepers in countryside areas in the last five years. It said the number of people sleeping rough in barns, outhouses and parked cars in rural areas had risen by up to 32% between 2010 and 2016. It saw the presence of households at risk of becoming homeless or already without a roof over their heads.

Clerk has responded to the survey stating there have been sightings of one homeless person, a male in an overgrown area near the Shroppie Fly, in Audlem in the last 12 months.

18.70.7 Best Kept Village Awards Invitation 1st November.

These are to be held on Thursday, 1st November 2018 at Frodsham Community Centre at 7.30 pm. Cllr Down and Cllr Seddon will be attending.

It was noted that Cllr Suzie Warren had recently tendered her resignation due to work commitments. Cllr Seddon proposed a motion to offer thanks for all the hard work and effort she put in during her year with the Parish Council.

18.71 AREAS OF RESPONSIBILITY

18.71.1 To receive reports from the Working Groups and Sub Committee.

Action: Clerk to chase group reports for Communications, Assets and Community Working Groups which were not received.

18.71.2 To appoint Councillors to Working Groups.

Cllr Mottershead has joined Assets, Community, Environment & Green Lane Working Groups.

18.71.3 To appoint Councillors to external bodies.

Cllr Boyes was appointed as the new representative on the Burial Board. Cllr Christie was appointed as the new PPG representative.

Action: Bee to notify all parties involved.

18.72 ITEMS FOR FUTURE AGENDA

None received.

18.73 DATE OF NEXT MEETING

The next meeting of the Parish Council will be held at 7.30pm on **MONDAY 1st OCTOBER** in the Methodist Rooms.

18.74 Cllr Seddon proposed to exclude the public from Part 2 of the meeting on the grounds of staff and commercial confidentiality. Cllr Mottershead seconded. All Councillors in favour.

Resolved: That the public be excluded from Part 2 of the meeting. Public excluded at 8.54pm.