

# ACTON BRIDGE PARISH COUNCIL

Minutes of the meeting held on Monday 3rd September 2018 at 7-30pm in the Parish Rooms.

Present	R Holt Chairman C Ballantyne – Roberts H Bayley C Fifield R Forbes D Hall S Pardoe J Oliver Clr P Williams CW&C
Apologies	Clr H Tonge CW&C

There were twenty members of the public present.

The Agenda order was changed so that Item 4 Planning Applications could be discussed first.

## 4 Planning Applications

**a) Application 18/03065/FUL - Maypole Inn 59 Hill Top Road - Conversion of the existing public house to 3 dwellings, including a rear extension and associated internal and external alterations; and the construction of 3 dwellings with associated vehicle parking and landscaping.**

The Chairman welcomed residents and outlined the planning application that has been submitted to CW&C and copies of the plans were passed round. As outlined in the application, the development consists of the conversion (with extension) of the Maypole public house and the building of three new properties on the existing car park.

He said that the Agents for Punch Taverns had requested to meet the Parish Council and to attend this meeting. In line with the previously adopted policy in such cases, both the requests had been turned down. This meeting being for the residents and Parish Council only to comment on applications as submitted to CW&C.

The Chairman invited residents to give their views / comments and said that the Parish Council would then determine their response to be sent by letter to CW&C. Particular points raised were;

There are many inaccuracies and misleading statements in the Design and Access Statement as well as the Travel Assessment / Travel Plan.

No shops or facilities to support sustainable development.

Previous 'infill' sites had buildings on them.

Loss of employment for eleven people.

Punch Taverns is a property company interested in profits.

The development has no value to the Village.

Expenditure on other pubs in the locality is not a factor in this application.

No details provided of economic viability and efforts to obtain new tenants.

There was no warning given or any notification given of the cutting down of eleven trees and ripping out the front hedge to Hill Top Road.

The Chairman asked for a show of hands by residents who wanted to request refusal. All but one want the application to be refused. The Parish Council then discussed issues arising from Green Belt guidelines and 'previous 'infill' applications in the Village. There was unanimous agreement to request refusal.

Clr Williams said if it was the Parish Council's wish he would ask for the application to be called-in. The Parish Council agreed it was vital that this option be exercised and asked Clr Williams to take the necessary action.

**b) Application 18/03019/FUL Car Port – 69, Hill Top Road**

The Parish Council had no objections or observations.

**c) Application 18/03099/FUL Barn Conversion, Mount Pleasant Farm, Ainsworth Lane, Crowton.**

The Parish Council had been notified of this application which is in Crowton Parish but abuts the Acton Bridge boundary. Acton Bridge Parish Council had no comments.

**1 Public Matters**

**a)** Temporary building – Station Road. The applicant, Mr Whitlow, referred to the appeal he has sent in against the refusal of permission by CW&C. He mentioned that a site meeting is due in August. He also raised the content of the letter sent in by the Parish Council. The Chairman said that the letter was based on consistent application of NPPF and CW&C Local Plans to all applications. He also said that normally the Parish Council will resist new build in the Green Belt. The appeal will be by a hearing in September. The Parish Council letter will be part of the evidence considered at the hearing.

**Post Meeting Note** – It has been clarified that the hearing is in August and will be held in Chester.

**b)** A resident of Strawberry Lane raised an issue of the state of the road at the inner end of Strawberry Lane. Large vehicles trying to make turning space at the end of the Lane are cutting up paths and driveways. The ownership of Strawberry Lane was discussed and also if the road was adopted.

Clr Fifield offered to contact CW&C to establish the ownership details and responsibilities for upkeep.

**Action Clr Fifield**

**2 Approval of Minutes**

**a) Minutes of the 2nd July 2018 meeting**

The minutes were reviewed and with clerical corrections were agreed and signed.

**3 Matters Arising**

**3a) Footpaths and Public Right of Way**

It was reported that Public Footpath FP24 has been cleared. It was not known who had cleared the approximately 50 yards in length that had not been cut. Clr Fifield had queried completion of the work with CW&C.

**Action Clr Fifield - Completed**

It was mentioned that under Section 43(1) of the Highways Act 1980 the Parish Council can arrange for the work to be done. The resident said that there are volunteers available to do the work. It was noted that the footpath is part of the 'Petal Walk' route. Clr Fifield said he would also take up this issue with CW&C.

**Action Clr Fifield On going**

An email has also been received from the CW&C Officer regarding the clearance of Pikenall Bridleway. It was stated that it is hoped that the work can be accommodated this year and that the clearance work will be added to the schedule of jobs for future years.

**3b) Town Farm Quarry**

There was no news of any submissions or actions by the applicants subsequent to the Planning Committee meeting of the 6th March 2018.

**3c) Dog fouling – Waste Bins**

Further to the meeting with a representative for 'Streetscene' CW&C, a price has now been supplied for installation of a waste bin at the Chapel Lane bridge and the costs for emptying the bin on a weekly basis. Clr Fifield had been kept informed and sent copies of emails.

**Action Clr Holt – Completed**

The price for a bin to be supplied and fitted is £182. The cleansing price would be £3 for a once a week service and £27.35 per additional service (e.g. twice a week). It was also stated that the cleansing prices will also be the same for the litter bin at the Parish Room car park.

The Parish Council members are not happy that the Village should fund both the purchase and the cleansing. After consideration, it was agreed that money should be requested from the CW&C Members Budgets for one bin and one weekly cleansing of the dog waste bin plus a weekly cleansing of the litter bin on the car park. This will be a total of approximately £482. The Chairman will clear this cost with ABCA so that it does not clash with any other request and funds are available.

**Action Clr Holt**

### **3d) Superfast Broadband**

As part of the cable installation for the superfast broadband there had been a proposed total closure of Cliff Road. CW&C Highways had been informed that this is not an option as it is the only viable route out of the Village for Cliff Road end residents. Cllr Fifield has contacted CW&C Highways and established that if they wish to close Cliff Road in the future they must arrange for traffic lights to be used.

Action Cllr Fifield – Completed

It was mentioned that a road closure notice for Cliff Lane has been received. This is to allow inspection of the railway bridge.

### **3e) Interactive Signs**

The Chairman reported that contact had been made with CW&C Highways on the completion and hand-over of the Section 50 paperwork. The paperwork had been completed and CW&C had given permission to proceed with the installation of the signs.

Action Cllr Holt - Completed

The installation has been successfully completed. Signs have been installed in Station Road and Hill Top Road. Posts for signs have been installed in Milton Rough and Acton Lane. Initial reactions from residents have been very positive and there has been noticeable reduction in the speed of traffic.

The Chairman said that he has asked TWM to supply the instructions for down-loading the recorded data and that this has been promised.

It has been reported from a resident in Station Road that the sign there appears to be giving spurious signals and the sign is in fact being activated and illuminated by traffic travelling in both directions. It was agreed to contact TWM and ask for investigation and resolution of the problem.

Action Cllr Holt

### **3f) Replacement Bowls Storage Facility at the Parish Rooms.**

Further to the proposals to renew the present structure with a similar size timber building and the Parish Council decision that an application for a Lawful Development Certificate should be submitted the required application form has been obtained. CW&C has also stated that a fee of £240 will be required. The Chairman reported that he has informed ABCA and the Bowls Committee.

Action Cllr Holt Completed.

The Chairman said that ABCA have been informed that the Bowls Group plan to start taking the old building down at the end of September, after the Summer Season and Finals are completed. The new building will be put up in October.

The LDC forms with the cheque will be sent to CW&C Planning Dept.

Action Cllr Holt – on going

### **3g) 6.2 Annual Governance and Accountability Returns - Smaller Authorities Audit Appointments**

The Chairman reported that following the Internal Auditors report, the 'Notice of Public Rights and Publication of Annual Governance & Accountability Return (Exempt Authority)' had all been published and displayed for the stipulated time scale. The procedure is now completed.

**Item d) Register of Assets** - It has been brought to the Parish Councils attention that as a party to the Joint Cemetery Committee (JCC), with Weaverham and Cuddington Parish Councils, that Acton Bridge has a pro-rata interest in the assets of the JCC. It was agreed that information should be obtained from the JCC so that the Register of Assets can be updated. The Chairman reported that the Clerk to the JCC had been contacted and had supplied a pro-rata assets valuation for Acton Bridge.

Action Clerk - Completed

This data will be incorporated in the Acton Bridge Register of Assets

Action Clerk

### **Item e) Risk Management**

Further to the discussion on the Register of Assets, it was decided that details relating to the protection of the assets covered by the JCC should be included in the Risk Management document. The Chairman reported on the contact with the JCC Clerk and the insurance of the assets.

Action Clerk Completed

The JCC Clerk had said that she is not aware of a Risk Management document and if one was required it would have to be produced. This will be followed up by our JCC Members

### **3h) 11 A.O. B**

At the ABCA AGM, it had been raised that the prize winners names and addresses in the 300 Club would normally be published in the Village newsletter and the issue of 'privacy' and data protection could be

involved. Cirs Holt and Pardoe confirmed that the 300 Club share form, completed by all participants, had been amended to state that only winners names will be published. Action Cirs Holt & Pardoe - Completed

b) The Chairman mentioned that it had been reported that a tree on the Parish Room car park was dying back and should be cut down. There are volunteers willing to do the work. The Chairman said he would check with Zurich to find out if the work would be covered under the Parish Council policy. The Chairman said that he had raised the matter with Zurich but, although some voluntary work could be covered items such as removal of the tree would not.  
Action Clr Holt – Completed

The chairman also said that he had requested ABCA to make similar enquiries as ABCA insure the buildings and facilities it might be that their insurance would cover the work.

It was mentioned that the replacement seat, around the tree at the junction of Cliff Road / Hill Top Road, had been installed. It was thought that the result was very pleasing. The Parish Council will pay its share of the cost, with ABCA and WI, when requested.

## **5 Planning Decisions**

Two Planning Decisions have been received.

a) Hill Top Farm (18/02282/FUL) Erection of detached ancillary accommodation and Erection of two storey detached garage with office space above.

The application has been refused. Since the last Parish Council meeting in July there had been many variations submitted by the applicant to CW&C on the original application. Concern had been expressed to the Planning Officer regarding the number and extent of these changes and that the Parish Council had not been notified.

b) 56, Hill Top Road (18/00414/FUL) Demolition of conservatory and outbuildings and construction of two storey extension to side/rear.

The application has been granted. The two properties of 58 and 56 Hill Top Road will now be very similar.

## **6 Financial Matters**

### **6.1 Authorisation of Cheques**

TWM had submitted their Invoice for the supply and installation of the interactive signs. The Invoice complied with the TWM quote for the work, being £7,055.00 plus VAT a total of £8,466.00. It was agreed that the Invoice be paid in full. A cheque for the full amount was signed.

### **6.2 Annual Governance and Associated Documents**

As recorded in Item 3g), the accounts and procedures under '**Smaller Authorities Audit Appointments**' have been completed.

## **7 CWAC Ward Councillors**

Clr Fifield mentioned again that the applications for grants from Members Budgets have to be completed early this year because of the elections in May 2019.

## **8 Reports from other meetings**

### **a) Joint Cemetery Committee**

Clr Oliver reported on the recent meeting of the JCC. He particularly commented on the new 'Garden of Remembrance' and that it looked very nice. He also said that are good prospects of new land being obtained to add to the Cemetery grounds.

## **9 Correspondence**

An email has been received from Tina Johnson – Chair of WCMO (The Memorial Orchard) regarding a service to be held on Thursday 15th November at the Memorial Orchard at 10-45am to mark the centenary of the end of the First World War. All are invited to attend.

CW&C and ChALC correspondence has been circulated electronically.

CPRE Fieldwork magazine received.

CPRE Country Voice magazine received.

**10 Village Matters**

a) It was commented that house to house callers, selling goods, had been in Milton Rough.

b) The road surface in Hill Top Road was commented on but as the lining has only recently been renewed it is unlikely that resurfacing would be approved.

c) It was noted that there was no news on the sale of the nursery and building on Station Road.

**11 A.O. B**

None

**12 Date of next meeting**

The next meeting will be on Monday 1st October 2018, starting at 7-30pm.