

STRETTON PARISH COUNCIL

Minutes of the Monthly Meeting of the Parish Council held in St Matthew's Church Hall, Stretton Road, Stretton on Monday 7th August 2017 at 7:30pm

Councillor in attendance:

L Jones – Chairperson
B Jones
T Lyons
P Lyons
D Buckley

Also present:

Ward Councillor J Wheeler
G Lett – Clerk to the Council

10 Residents

P203	Apologies Apologies received from Cllr J Higgins.
P204	Minutes of the Previous Meeting The Minutes of the previous meeting (5 th June 2017) were agreed and signed as a true record.
P205	Parish Councillor Vacancy Chair advised that Cllr J Fox had tendered her resignation, resulting in a vacancy on the Parish Council, which has been advertised on all noticeboards and the website. One person has expressed an interest but no formal application received to date.

P206

Warrington Local Plan

Chair advised that following release of Warrington Borough Council's Preferred Development Option for their revised Local Plan a number of Councillors had attended the Public Consultation and also obtained some larger scale versions of the plans.

In addition, Stretton PC has been liaising with surrounding Parish Councils to arrange further meetings with WBC Planning given the major impact to the local area. These have been arranged for 21st August and Wednesday 6th September – these are for Parish Councils only, not Public meetings, with questions from PC's to be asked at the meeting and not submitted in advance.

However, Stretton Resident's Group and any residents have been invited to submit any questions/comments beforehand to the Parish Council by 17th August and if possible, they will be put to the Planners at the meeting(s).

The enormity of the Local Plan was recognised and questions opened up to the Public. The complexity of understanding the plans was noted and a request for larger scale, more legible plans was made, clearly identifying roads/canal etc. Clerk to request. Roads and infrastructure improvements will be key to any proposed development and to be given due consideration.

***It was resolved** that the Parish Council should submit a formal response to the PDO proposals following the meetings with the Planners referred to above and when the feedback received from residents has been collated*

P207

Planning Applications/Issues

P207.1

Declarations of Interest

No declarations of interest were received at this point.

P207.2

Domestic Planning Applications (2)

Application reference: 2017/30684

Location: THE VICARAGE, STRETTON ROAD, APPLETON, WA4 4NT

Description of development: Non Material amendment, proposed amendment to current garage roof to both plots from hipped with flat roof area and additional wall with flat roof to a simpler pitched roof with gable end

Applicant: Peter Jones

Received: 28th June 2017

NO OBJECTIONS RECEIVED

Application reference: 2017/30911

Location: 115 BEAMISH CLOSE, STRETTON, WA4 5RJ

Description of development: Lawful development certificate – proposed single storey rear extension

Applicant: David Nicholls

Received: 28th July 2017
NO OBJECTIONS RECEIVED

Commercial Planning Applications (1)

Application reference: 2017/30812
Location: WALNUT TREE FARM BUSINESS CENTRE, NORTHWICH ROAD, STRETTON, WA4 4PG
Description of development: Retrospective Advertisement consent
Applicant: Mr Philip Cowap
Received: 18th July 2017
NO OBJECTIONS RECEIVED

Notice of Decisions (0)
Withdrawn (0)
Notice of Appeal (0)
Appeal Decision (0)
Cost Decision (0)

P208

Finance

Accounts Authorised/Requiring Payment

The Print Centre Printing of 2017 Newsletter Cheque No. 645	£230.00
CPRE Membership fee for 2017 Cheque No. 646	£36.00
G Lett - Clerk Gross Salary and expenses – June and July Cheque No. 647	£842.66
D Buckley Reimbursement for website costs (June and July) Cheque No. 648	£40.74
Warrington Borough Council Small Lotteries Fund annual fee Cheque No. 649	£20.00
Total	£1,169.40

All payments were approved

P209

Correspondence

The Clerk read out correspondence received since previous meeting, in summary;

- Community Initiative Fund launched to support local activities – further details to be forwarded once known
- North West Air Ambulance – request from them to raise their profile in area – with aim for residents to fundraise for them

*It was **resolved** that a collection box be put out at Twinkling Stretton events in aid of NAAA*

- Cheshire Community Action – request to join membership (provide support through Neighbourhood Plan process, help retain rural facilities – buses, broadband etc)
- Response from Jamie Fisher re cameras at Cat & Lion traffic lights read out by Clerk
- Report of asbestos at farm buildings next to Hollies Farm Shop from Cllr S Harris – reported to Health and Safety – awaiting outcome from SH
- Parking on Summit Close – illegal parking affecting access for residents – reported to PCSO and WBC

Chair to call at The Bungalow to enquire if any employees are parking on the grass/double yellow lines

- Roundabout at Pewterspear – overgrown grass on roundabout – reported to WBC requesting cutback

Resident complained to Cllr Rashid Faisil. Roundabout has horsetail weed covering it and therefore will require addressing before replanting etc

- Warrington Wellbeing launched – general wellbeing for residents – link added to website
- Letters of complaint re 600 homes proposed from residents – forwarded to Cllrs – this will now be covered by the response to the PDO
- Western Waterfront link – email from Cllr J Wheeler re concerns that it will create a rat run down Hatton Lane which together with proposed housing would create vastly increased traffic through Stretton/Hatton. This will be covered in the response to the PDO proposals
- Various updates from Stockton Heath Library Working Group forwarded to Councillors
- Stretton Resident's Group – copy of leaflet received
- Response from WBC re gullies on Northwich Road confirming that the gullies from the island to Stretton house and the inspection cover at the junction of common lane on the other part cleaned and jetted as and where required and are all now running

Cllrs questioned the above action as some still blocked. Clerk to chase for update

- Response re gate on field at Spark Hall Close – no breach of policy confirmed by WBC

P210

Neighbourhood Plan

The Parish Council had previously decided not to develop a Neighbourhood Plan due to a general lack of interest from residents and concerns that not all of the costs involved would be covered by Grants.

Following a request from a resident to revisit the prospect of Stretton having a Neighbourhood Plan, the Parish Council had sought fresh advice from Cheshire Community Action (CCA) to confirm the process that needed to be followed. In response, the Chair read out a statement from the CCA outlining the process and explaining that the first step should be a public meeting with a representative from CCA to ensure that both Councillors and residents had a clear understanding of the work that will be involved and the costs that are likely to be incurred.

Whilst some residents questioned the need for a public meeting, the PC emphasised that CCA hold the necessary expertise and knowledge to fully explain the end to end process and the level of commitment required from residents. A representative from Appleton Thorn Residents group advised that it took them 2 years to deliver their Plan. If a decision is made to proceed with the Neighbourhood Plan it would need to be established via the Parish Council, although the work involved would have to be undertaken by a dedicated group of suitably qualified residents.

It was **resolved** that Stretton Parish Council would make arrangements with CCA to attend a public meeting and pay for venue, to be arranged as soon as possible. Stretton Resident's Group to send communication to residents once details known.

P211

Cheshire Community Action

It was **resolved** that Stretton Parish Council join the CCA, given their expertise in creating and implementing Neighbourhood Plans and the appetite from residents to create a plan.

P212

Councillor Issues

Current Issues:

- Grids on A559 Northwich Road, Stretton to Whitley still dropped – heading out to Northwich side of road, Clerk to chase

New Issues:

- Road surface on Stretton Road has broken up, Clerk to report to Highways
- Due to ongoing confusion regarding the parish boundary in the Pewterspear Green Road area, the Clerk has been requested to order a copy of the current Electoral Register to establish which houses contribute to Stretton's pre-cept
- Speeding – PCSO spent 2-hours with TruCam on Hatton Lane with a wider campaign on speeding to take place over the forthcoming weeks

- Fly tipping reported on Hatton Lane – seen pick-up truck but didn't obtain registration plate. Council advise landowners responsibility
- Post Box appeared on field fencing in Hall Lane – to be reported by Clerk
- Advertising signs building up on Warrington Road again – Clerk to send standard letter advising of process

Other Comments:

- Thank you email to be sent to resident Linda Buckley for delivering the newsletters across Lower Stretton and Stretton, her efforts are much appreciated
- Speed sign to be moved to Hatton Lane

P213

Public Forum

WBC Local Plan

Acknowledging that the Local Plan covers 20-years, it was asked if the PC was looking to join with other local PCs in developing a cohesive plan?

In addition to attending the Public consultation meeting, the Chair reiterated that Stretton and the surrounding Parish Councils have already taken steps, to hold discussions with WBC Planning department regarding the PDO proposals. , This will enable a comprehensive and fully informed response to be submitted within the agreed consultation timeframe.

Post- Meeting Note – the meeting with CCA has been scheduled for 31st August 2017

Stretton Residents Group

Following the inception of Stretton Resident's Group flyers were put up around the village advertising the Group, although these were quickly requested to be removed by Warrington Borough Council.

Resident enquired who instigated this request, however Parish Council were not aware as it was not actioned via Stretton Parish Council email address.

Membership of CPRE

It was asked if the PC were to consult with CPRE?

As Stretton Parish Council has only just joined CPRE within the last month, we have yet to receive welcome pack/details of local representative. Once established the Parish Council would be looking to extend an invitation to present to the PC and residents on their activities.

Proposed Development of HCA Land in Pewterspear

It was noted that the housing development at Pewterspear was progressing to the short-listing stage, with a single developer selected for the whole site. However, it was understood that the housing density per hectare on the site will be much greater than that indicated in the WBC / PDO Proposals and this will need to be checked and challenged if necessary at the detailed planning stage.

Neighbourhood Plan

The Parish Council was asked if it was supportive of a Neighbourhood Plan, subject to full funding being available via grants and everything falling into place?

The Parish Council advised that it had researched resident led Neighbourhood Plans historically and were advised that they were costly and time consuming, and therefore due to the lack of interest from residents at that time it was not pursued, with housing applications considered within usual Planning procedures.

However, as indicated above, due to increasing resident interest the initial step to considering a Neighbourhood Plan has already been taken with the Parish Council joining CPRE and agreeing today to join CCA also, with a view to bringing them in to explain benefits, processes etc to both Parish Council and residents.

P214 Date and Time of Next Meeting

The next Monthly Meeting will take place on Monday 4th September 2017 at 7:30pm

P215 Meeting Closure

Chair closed the meeting at 8:36pm.

Signed as a true record:

..... (Chairman)
4th September 2017