

**STRETTON PARISH COUNCIL**  
**Minutes of the Meeting of the Parish Council held in**  
**St Matthew's Church Hall, Stretton Road, Stretton**  
**on Monday 5<sup>th</sup> December 2016 at 7.30p.m.**

Councillors in attendance:

L Jones - Chairperson  
B Jones  
P Lyons  
T Lyons  
D Buckley  
J Fox

Also present:

G Lett – Clerk to the Parish Council  
Matthew Clark, Edward Barlow – 16 Hospitality

4 residents

<b>P104</b>	<b>Apologies</b>  Apologies were received from Cllr J Higgins.
<b>P105</b>	<b>Presentation by 16 Hospitality</b>  Following introductions, Edward Barlow, MD and Matthew Clark, Ops Manager presented their plans for developing the public house formally known as The Hollow Tree. Still awaiting planning approval, however proposing £0.75m investment into developing the premises into a high-quality pub with dining and 10 bedrooms.  Company to develop site within existing footprint and will endeavour to keep entrance area tidy (i.e. A49 where littering is a problem). Also, they emphasised their desire to recruit locally.  The Chair thanked 16 Hospitality for their presentation. The representatives left the meeting.
<b>P106</b>	<b>Minutes of Previous Meetings</b>  The Minutes of the previous meeting (7 <sup>th</sup> November 2016) were agreed and signed as a true record.
<b>P107</b>	<b>Planning Applications/Issues</b>
<b>P107.1</b>	<b>Declarations of Interest</b>  No declarations of interest were received at this point.
<b>P107.2</b>	<b><u>Commercial Planning Applications (3)</u></b>

**Application reference: 2016/29155**

**Location: THE HOLLOW TREE, TARPORLEY ROAD, STRETTON, WA4 4LX**

Description of development: Full Planning – proposed renovation and redevelopment of existing pub into pub and hotel, providing 11 ground floor en-suite rooms and 3 first floor en-suite rooms, with office and staff room to the first floor and managers accommodation retained on second floor

Applicant: 16 Hospitality Developments Ltd

Received: 3<sup>rd</sup> November 2016

**NO OBJECTIONS RECEIVED**

**Application reference: 2016/29044**

**Location: RING O'BELLS SERVICE STATION, NORTHWICH ROAD, STRETTON, WA4 4NZ**

Description of development: Proposed single storey extension to side of commercial building

Applicant: Percival, Ring O'Bells Service Station

Received: 4<sup>th</sup> November 2016

**NO OBJECTIONS RECEIVED**

**Application reference: 2016/29153**

**Location: LAND AT STOCKLEY HOUSE, STOCKLEY LANE, STRETTON, WA4 4PQ**

Description of development: Lawful Development Certificate – proposed use of existing stable building as a residential annex ancillary to the main dwelling house

Applicant: Mr David Smith

Received: 4<sup>th</sup> November 2016

**NO OBJECTIONS RECEIVED**

#### **Domestic Planning Applications (2)**

**Application reference: 2016/29286**

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

Description of development: Non material amendment – application for the provision of written scheme of investigation for an archaeological watching brief on previously approved application 2016/28344

Applicant: Mr Peter Jones

Received: 17<sup>th</sup> November 2016

**NO OBJECTIONS RECEIVED**

**Application reference: 2016/28993**

**Location: ROADSIDE FARM, LONDON ROAD, WARRINGTON, WA4 5PG**

Description of development: Outline planning consent – proposed outline consent for demolition of derelict farm buildings, conversion of a barn into residential accommodation, 3 new build (2 storey detached dwellings) with association landscaping, car parking and improved access road off London Road

Applicant: Mr Bernie Snagg

Received: 16<sup>th</sup> November 2016

**OBJECTIONS RECEIVED RELATING TO PROXIMITY TO LIGHTS AND BUS STOP, CONGESTION ON LONDON ROAD, EXACERBATING EXISTING ISSUES ON LONDON ROAD AND NEARBY JUNCTION**

**Notice of Decisions (0)**

**Notice of Appeal (0)**

**Appeal Decision (0)**

**Cost Decision (0)**

**Withdrawn (0)**

**107.3**

#### **Meeting with Warrington Borough Council Planning Team**

Cllrs T Lyons and J Fox met with WBC Planning to discuss the Area Housing Plan which was at consultation stage. Disappointingly, the Parish Council were only made aware of this via an external source and may have missed the opportunity to feed back.

Cllrs reported on the meeting, citing that it had been positive. In view of the required increase in housing in the area and the resultant impact, it was resolved that Stretton Parish Council write a letter to WBC

Planning outlining local concerns in relation to the increase in proposed new housing locally and the impact on roads, infrastructure (schools, hospitals, etc.) and lack of public transport available.

**P108**

**Finance**

**Accounts Authorised/ Requiring Payment**

Appleton Maintenance Services Removal and replacement of plants for 5x planters Chq No. 607	£125.00
D Buckley Reimbursement for website costs Cheque No. 608	£ 5.99
L Jones Reimbursement for refreshments for Twinkling Stretton Cheque No. 609	£116.68
L Jones Chairperson's annual allowance Chq No. 610	£100.00
P Lyons Reimbursement for costs for Twinkling Stretton Cheque No. 611	£117.50
G Lett - Clerk Salary and expenses Cheque No. 612	£278.52
Sign of the Times Purchase of 6 x Village Signs and fittings Chq No. 613	£7,120.32
<b>Total</b>	<b>£7,864.01</b>

**All payments were agreed.**

In addition, a drinks heater was purchased for the Twinkling Stretton event, with reimbursement to Cllr P Lyons approved by all. Also, new ink cartridges for printer due to be replaced soon, reimbursement approved to Clerk upon purchase, given this will occur during recess.

**P109**

**Correspondence**

Clerk read out correspondence received since previous meeting. In summary;

- Centre Park Link Update – new bridge connecting to Chester Road via Slutchers Lane. Completing a review following consultation period – online link <https://www.warrington.gov.uk/Centreparklink>
- Email copied in from Ward Cllr J Wheeler re speeding on Stockley Road – via contact from residents. Jamie Fisher dealing directly.
- Cheshire Fire Risk Management Plan 2017/18 – now in consultation period until 3 January 2017 – sent to Cllrs 3/11.

- Complaint via member of the public regarding large advertising board at Fir Tree Close. Matter reported to Cransley School, who erroneously passed contact details to the landowner who behaved aggressively towards a Councillor. Matter reported to WBC and Cransley School. **Action agreed to ascertain WBC advertising rules for any similar future occurrences.**
- Invitation to Creamfields follow up meeting with Police and representatives of Live Nation to ensure 2017 event runs smoothly – Lewis Carroll Centre 29<sup>th</sup> November 2016 – Cllr D Buckley due to attend.
- Correspondence received relating to unmetered electricity supply bills dated 2013-16. We have now been provided with annual applications completed for each year by Stretton PC and submitted to WBC. Hopefully the energy company can work from these forms to ascertain whether figures invoiced are correct.
- Further complaint from member of the public relating to overgrown hedge along London Road, forcing pedestrians towards the busy road – confirmed action being taken 30<sup>th</sup> November.
- Temporary bus stop placed on A559 – reportedly in a dangerous position. Matter reported to Jamie Fisher, Highways who responded to the complaint. No further correspondence received.
- Complaint regarding HGV hitting a stone outside a resident’s house on A559, Lower Stretton – photograph provided. HGVs mounting pavement to pass each other.
- Correspondence to WBC from resident John Appleton proposing yellow cross hatch solution to Stretton Road / Spark Hall Close, copying in Stretton PC, awaiting outcome of letter – email copied to Cllrs for information.
- Statement submitted by Gary Borrows relating to Livewire and their presentation at October’s meeting – to be retained on file.

**P110 Pre-cept and 2017/18 Budget**

It was resolved that the pre-cept increase of 2% be applied for 2017/18. Proposed Cllr T Lyons, Seconded Cllr L Jones. Approved by all.

**P111 Twinkling Stretton 2016**

Good residential turn-out for both Stretton and Lower Stretton events. Question raised re offering mulled wine to Lower Stretton residents, however due to the fact people meet back at licenced premises, this is not an option available.

Thanks extended to resident Andrea Marshall for delivering leaflets and clearing the area around the tree at Lower Stretton to make it safe for people.

Due to the growing nature of the events it was agreed that the Clerk make a note to raise an Agenda item for c. October to invite residents to assist with arrangements prior to Twinkling Stretton 2017.

**P112 A559 Issues**

No further report from Jamie Fisher, Clerk to send email requesting up to date position. Road congestion getting worse, with traffic backing up from Lower Stretton to past Birch & Bottle public house. Question asked if sensors can be put across road again to obtain up to date data. Clerk to request.

**P113 2016/17 Projects Update**

**P113.1**

**Village Betterment**

Work to cut back and plant up area between the roundabout and layby in hand, with work to commence soon.

**P113.2**

**Village Planters**

Area around telephone box at Cat & Lion Junction reviewed. Given consultation of telephone boxes around the wider area and potential for removal, no action to be taken at this time.

**P113.3**

**Village Signs**

Signs to be delivered 6<sup>th</sup> December. Costs to erect signs 1x original post plus 5x new posts £750. Finance approved by Cllr L Jones, Seconded Cllr D Buckley, approved by all.

**P114**

**2017/18 Village Projects**

Cllrs are asked to consider potential projects for the forthcoming year, to be discussed at the February meeting. Potential to include new owners of The Hollow Tree, should planning be approved and new venture expected as expected.

**P115**

**Councillor Issues**

**Cllr L Jones**

Drains between Lower Stretton and Whitley have fallen, one drain is very noisy when driving over.

Induction Training Course available in Northwich in January for new Cllrs, Cllrs P Lyons and T Lyons requested to be added to the course. Clerk to book.

Resident on Hall Lane has cleared 2x gully heads as full of leaves due to lack of maintenance resulting in entire road being flooded.

Drains set too high on Common Lane to be effective.

Stretton Fox A Board now taken down.

Advertising for Butty Van at Junction 10 attached to bollards and fencing. Reported but replaced. Potentially included in licence – Clerk to request details.

Clerk to request if statistics on speeding / enforcement notices are available.

Email received regarding overgrown hedge within Lower Stretton – Clerk to ascertain from WBC whose responsibility it is due to safety issues.

Motorway roundabout requires a clear up and general tidy up. Clerk to report.

Drains South side of A559 have previously been reported, no action taken to resolve to date. Clerk to chase up.

**Cllr D Buckley**

None.

**Cllr T Lyons**

	<p>PGT Consultation due to commence regarding trees planted too close together within the area. Requesting licence to remove some trees to enable sufficient space for future growth.</p> <p>Clerk to post notices on Parish Council boards once available.</p> <p><b>Cllr P Lyons</b> 3-4 lights out near Vicarage. Clerk to report.</p> <p>Land on corner of Spark Hall Lane damaged by a vehicle. Cllr L Jones to request this be repaired by AMS.</p> <p><b>Cllr J Fox</b> None.</p>
<b>P116</b>	<p><b>Resident's Issues</b></p> <p>Resident reported on ongoing issues relating to Spark Hall Lane. Having met with representative of Park Royal, it was advised that the Hotel would welcome cars parking in their car park when attending St Matthew's Church. Clerk to request written confirmation and advise Rev. A Jewell accordingly.</p> <p>Advised that WBC have a 'Minor Works Scheme' outlining current work schedule. Clerk to request a copy to ascertain if issues previously raised are detailed.</p> <p>Resident telephoned WBC regarding temporary movement of bus stop to a potentially dangerous placed on A559. Misinformation given to resident, however Highways reported back to Parish Council with half an hour, therefore situation put down to bad communication.</p> <p>Another report of lorries mounting pavement. Incident occurred when resident planting up planters outside Ring O'Bells Garage. Had resident been on pavement side of the planter they could have been hit.</p> <p>Public Transport – bus timetable reportedly changing again re No.45/46 bus. Clerk to contact Network Warrington to request how changes are advertised.</p> <p>Light outside Ring O'Bells Garage not working. Clerk to report.</p> <p>Leaves on road/pavement of A559 causing pedestrians safety concerns.</p> <p>Resident raised the great work undertaken by the Olver family in litter picking throughout the year. Consideration to be given to thanking such residents to recognise their valuable input to improving the village.</p> <p>Area of land on corner of A559 and Hall Lane – works now complete with just planting outstanding. 500 bulbs ordered to replace previous bulbs.</p> <p>Drainage on Spark Hall Lane, resident has been in touch with WBC, as drain not connected to road drain and causing internal damage – Trevor Gleave dealing.</p>
<b>P117</b>	<p><b>Meeting Closure</b></p> <p>Chair wished all a Merry Christmas with meeting closing at 9:20pm.</p>
<b>P118</b>	<p><b>Date and Time of Next Meeting</b></p> <p>The next meeting will take place on Monday 6<sup>th</sup> February 2016 at 7.30 p.m.</p> <p>Signed as a true record:</p>

.....(Chairman)  
6th February 2016

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