

STRETTON PARISH COUNCIL

Minutes of the Monthly Meeting of the Parish Council held in St Matthew's Church Hall, Stretton Road, Stretton on Monday 5th March at 7:30pm

Councillor in attendance:

L Jones – Chairperson
B Jones
T Lyons
P Lyons
D Buckley
P Marshall
J Doherty

Also present:

Ward Councillor J Wheeler (item P285.4)
G Lett – Clerk to the Council
11 Residents
Stephen Parr, PCSO, Warrington Police (item P###)

P282	<p>Apologies</p> <p>No apologies received.</p>
P283	<p>Minutes of the Previous Meeting</p> <p>The Minutes of the previous meeting (4th December 2017) were agreed and signed as a true record.</p>
P284	<p>Finance</p>
P284.1	<p><u>Accounts Authorised/ Requiring Payment</u></p> <p>The following payments were submitted for approval.</p> <p>North West Air Ambulance Donation from Twinkling Stretton and Parish Councillors Cheque No. 673</p> <p style="text-align: right;">£80.00</p>

Gillian Lett Salary and Expenses (December, January, February) Cheque No. 674	£1,263.99
D Buckley Reimbursement for website costs (Dec/Jan/Feb) Cheque No. 675	£46.73
ChALC Planning Training Courses 1 & 2 x 2 Cllrs Cheque No. 676	£130.00
ICO Protection relating to electronic records Cheque No. 677	£35.00
St Matthew's Church Annual hire of church hall Cheque No. 628	£144.00
Total	£1,699.72

All payments approved.

P284.2 Up to date Financial Position

Clerk advised Tax Reclaim totalled £138.65.

P284.3 Legal Requirement re Workplace Pension Offering

It was resolved that Shires Pay Services be appointed to complete the legal declaration on behalf of Stretton Parish Council for a cost of £20.00.

P284.4 Council Tax Support Allowance

Clerk advised that WBC are to pass the cost for CTSA within Stretton on to the Parish Council with effect from 2019/20 financial year. Financial impact on the PC is based on number of houses claiming the allowance 'v' total houses at Band D.

P285 Planning Applications/Issues**P285.1 Declarations of Interest**

Declarations of interest received:

- Cllr D Buckley in relation to Smithy House.
- Cllr L Jones, Cllr B Jones and Cllr D Buckley in relation to Land North of Hall Lane, Councillors left the room for this item on the Planning Agenda. Cllr T Lyons Chaired this item.

P285.2 Domestic Planning Applications (2)

Location: 2017/31718 – SMITHY HOUSE, COMMON LANE, STRETTON, WA4 4PD

Proposal: Full Planning – Proposed change of use of agricultural land to domestic

Applicant: S Hill

Decision: **OBJECTION MADE ON ROAD SAFETY CONCERNS AND EROSION OF GREENBELT**

Location: 8, KINGSBURY CLOSE, STRETTON, WARRINGTON, WA4 5FF

Proposal: Householder - Proposed single-storey front extension and alterations to garage doors

Applicant: Miss Helen Conte

Decision: **NO OBJECTIONS MADE**

Commercial Planning Applications (1)

Location: Land North of Hall Lane, Lower Stretton, Warrington, WA4 4NY

Proposal: Variation of condition - Proposed Variation of Conditions 1 (approved plans) and 5 (Number of caravans on site) of planning permission 2011/18728 to allow for the stationing of a static caravan

Applicant: Mrs G Camm and Mrs D Seldon

Decision: **OBJECTION** made on the grounds that the initial Planning approval was granted on the basis of exceptional circumstances of the Families at the time noting waivers of some legal planning restrictions. The application to vary the conditions was not upheld and the current conditions as detailed within the existing planning approval be maintained

Notice of Appeal (1)

Location: SUNNY BANK, STRETTON ROAD, APPLETON, WARRINGTON, WA4 4NP

Proposal: Full Planning - Change of use from open space to private garden

Planning Application Number: 2017/31590 - Notice of Appeal By Way Of Written Representations

Appeal Reference: APP/M0655/W/18/3195683

Appeal Start date: 21-Feb-2018

Appellant's name: Christine Freeman

Decision: **PARISH COUNCIL SUPPORTIVE OF THIS APPLICATION**

Notice of Decisions (3)

WBC Delegated Decisions:**2017/31597 Condition Discharged**

Walnut Tree Business Centre, Walnut Tree Farm, Northwich Road, Stretton, Warrington, WA4 4PG

Discharge of Condition - Proposed Discharge of Condition 4(Cowling) on application 2017/30812

2017/31538 Refused

Barn at Tanyard Farm, Well Lane, Lower Stretton, Warrington, WA4 4PA

Class Q Prior Approval - Proposed conversion of barn to a four bedroom dwelling

2017/31558 Approved

21, BEAMISH CLOSE, STRETTON, WARRINGTON, WA4 5RJ

Section 192 (Lawful Development Certificate) - Proposed demolition of existing single storey extension and replace with new

Withdrawn (0)

Appeal Decision (0)

Cost Decision (0)

Planning Enforcement ENF/17/07318

P285.3

Replacement Enforcement Notice issued by WBC, becoming effective 2nd March. No update provided at time of the meeting, however if no appeal submitted the applicant will have 3 calendar months to cease residential use of the land and remove static caravan and container from the land.

WBC Training Course for Parish Councils - Planning

P285.4

Cllr P Marshall provided feedback from the recent Planning Training Event.

Ward Councillor J Wheeler entered the meeting.

P286

Feedback from meeting between Stretton Parish Council and Barratt Homes

Ward Cllr J Wheeler attended two meetings with Barratts to talk through plans. Proposed leaflet drop to local residents. Feedback to date favourable.

PCSO Stephen Parr and colleague entered the meeting.

Change to split of houses proposed across two sites. Stretton Road entrance to accommodate 75 houses, not 66 as previously proposed. Equating to more cars using the entrance next to the school.

Sites to have separate Site Managers – with two entrances. Disruption to residents to be monitored. Three storey homes proposed – contradicting Delyse Bailey’s previous presentation. Number of affordable homes to reduce.

Representative from Barratt Homes invited to attend meeting on 9th April 2018.

P287 Feedback from Meeting with Faisal Rashid MP

Chair attended meeting between Faisal Rashid and Chairs of local PC’s.

Pewterspear development s106 monies raised and fact not used in the vicinity of actual development. FR unaware and to investigate. Also agreed to invite Colin Walker, Development Manager, WBC Planning to the next PC monthly meeting to explain process by which s106 are allocated, given seemingly complicated and lack of transparency.

A559 ongoing issues raised – deterioration of road, large HGVs and flooding. Jamie Fisher to be contacted. Cllr J Doherty to act as liaison in a personal capacity not as Cllr.

Queried if private companies can erect cameras on public roads – to be looked into.

Speeding / 20mph outside schools questioned. No feasible explanation given. PC to continue to pursue 20mph outside St Matthew’s CofE Primary School.

P288 A559 Update

Costings for options still awaited. All keen to progress, Clerk to contact Highways weekly for updates given length of time taken to date and no information. No action can be taken until costings received.

P289 South Parishes Joint Working Group

Feedback from meeting provided. Terms of Reference to be drawn up and shared with PC and scoping Consultants. Next meeting 12th March. Potential to get Faisal Rashid MP involved.

P290 Draft Housing Strategy Consultation

It was resolved that comments be forwarded to Clerk to submit a response from PC, noting comment made relating to limited availability for elderly residents/secure housing in the area.

P291 Stretton Neighbourhood Development Plan

It was resolved that the Draft Terms of Reference be approved by PC. Final version to be forwarded when available.

Residents who wish to get involved with the NDP Group will be invited to a meeting shortly.

P292 Correspondence

Clerk read out the following Correspondence received:

- Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies Publication Draft consultation – sent to Cllrs for information – boundary with Lower Stretton
- Rethinking Warrington – Minutes and email correspondence received. Request for JD to continue to keep PC updated with developments
- Creamfields – request for information as to how donations have been spent, pleased with response sent
- Cat & Lion junction – updates sent by Cllr J Doherty and forwarded to Cllrs
- Keep Britain Tidy – UK wide #GBSpringClean initiative weekend beginning of March – weather warning now issued. Limited time to get involved – consider own village initiative – to be included in Annual Newsletter
- Best Kept Village competition 2018 – run by Cheshire Community Action - £45 judging mid-April to mid-July – to be included in Annual Newsletter and also in diary for 2019
- ChALC correspondence re Annual Accounts and change of external accountants, noting;

Councils covered by the Transparency Code which have an annual turnover of £25k or less may exempt themselves from the audit by signing the exemption form, which will be supplied with the audit papers, as can Parish Meetings. This will need to be done annually.

- Funding for the Police Service – Cllr L Jones forwarded survey details to Cllrs
- Email received from resident expressing non-acceptance of an increase in pre-cept due to the continued fly-tipping on the road from A49 to The Partridge.

“I have been living here for 15 years and we have a perennial problem with travellers leaving trash and dangerous toxic garbage and of course more and more fly tipping.

The road from my house to the Partridge Pub, is a fly-tippers paradise and it shames our village, as you know I have tried for many years to deal with this before

finally admitting defeat and not raising any more objections (because it was utterly pointless) if you go and visit the “site” you will see for yourself this disgrace.

To be asked to put up more money after the council / police have totally abrogated their duties is something I cannot accept.

Thank God we are moving out.

I thank you for all the help you have given me over the years.”

- Invitation from Manchester Airport / PC meetings – Feb 14th for Clerks, March 6th Cllrs – invitation sent to Cllrs
- WBC update on Local Plan – following a review of 4,000 responses the draft Local Plan is programmed to be published in autumn / winter 2018. It will then be subject to a further period of public consultation
- Speeding/parking on Stretton Road – feedback from residents forwarded by WBC. Clerk to response challenging proposal, pushing vehicles further away from school and requesting next proposed steps.
- Traffic Notices – forwarded to Councillors for information

P293

PCSO Stephen Parr

PCSO gave statistics for speeding in Stretton/Lower Stretton:

Hatton Lane x4	9 notices issued
St Matthew’s School x2	11 notices issued
Lower Stretton x1	2 notices issued

Vehicles in excess of 30mph included 21 local residents.

Steve Parr also advised he is being relocated. No further details known, however PC thanked him for his support and in particular for his efforts in controlling speeding in the village.

P294

Councillor Issues

Current Issues/Matters:

- Bollards still broken/leaning along A49 opposite Spire/near Beehive
- Drain outside St Matthew’s Church – drain changed when road resurfacing undertaken – request to replace as water/mud collecting – Cllr J Doherty to take forward
- Barns erected in Lower Stretton – resident advised planning held

New Issues/Matters:

- Advertising erected on Cat & Lion fencing – reported and removed

- PGT to hold an Open Family Fun Day 23rd June
- Resolution previously passed for Cllr P Lyons to join Old School Trust on behalf of PC – first meeting to take place 10th July
- Enclosures Act – Cheshire reportedly has areas of land included in such Acts – CPRE looking into it but considered worthy to note
- Sign down on A49 on Partridge side of road

P295 Public Forum

- Applicant for Planning read out a personal statement supporting his application. Requested a further vote. Voting Cllrs upheld their decision to object on the grounds outlined

P296 Date and Time of Next Meeting

The next Monthly Meeting will take place on Monday 9th April 2018 at 7:30pm.

P297 Meeting Closure

Chair closed the meeting at 9:40pm.

Signed as a true record:

..... (Chairman)
9th April 2018