

**MINUTES OF the GREAT BUDWORTH PARISH COUNCIL MEETING
held at the PARISH HALL at 7.30 PM on MONDAY 3rd July 2017**

Opened at 7.30pm

1. Welcome and record attendance

1 Present

Chairman H Brudenell
Council Members M Kershaw, H Forwood, M Torrance, R Collier, A Lee,

Also present

Clerk R Ollier / C Marshall
District Councillors D Hammond, L Gibbon
Public 15

2. Apologies L Hopkinson, P McAndrew, N Wright, Rvd A Brown.

3. Declarations of Interest

None declared

4. Approval of Meeting Minutes

It was resolved and accepted that the minutes for the Ordinary Meeting of the Parish Council held on 8th May 2017 were an accurate record. Minutes signed by the Chairman.

The Chairman reported that a local resident had challenged the accuracy of the minutes of the May 2017 meeting. The minute refers to a complaint made to the Highways Authority by a local resident concerning whether permission had been sought for the placing of the finials at the Westage Lane entrance to the village. The resident challenging the accuracy was assured that this was actually a reference to themselves and they categorically denied that this was so. The Chairman informed the meeting that the Highways Authority had informed the Parish Clerk that this issue had been raised as a matter of courtesy but at no time mentioned any name. Therefore it was proposed that the minute should be retained as accurate. The members agreed with this proposal.

The minutes from the Finance Committee Meeting held on the 8th May 2017 and the minutes from the Planning Committee Meeting held on the 5th June 2017 were accepted as an accurate record. Minutes signed by the Chairman.

5. Representations from the public

Opened: 7:33pm

No representations were made on Part 1A

Part 2

6. Matters Arising

(i) To receive an update on the dog fouling Pink Poo Campaign

The Clerk reported that the Pink spray paint was biodegradable, however would leave a stain on the ground for a period afterward. It was agreed further signage of no dog fouling be positioned along the Avenue, which would be reviewed at the next meeting in September.

(ii) To receive an update on the current Fields in Trust Application

The Council received legal advice that it does not proceed with the application at this time. Concerns were raised over the current lease agreement in place between the Parish Hall Committee and the Parish Council in relation to the Fields in Trust status. The Chairman confirmed that the Parish Hall Committee is a charity with Trustees. The Trustees of the Charity could enter into a lease with the Parish Council. Further discussion was deferred to the September 2017 meeting when all Councillors are present.

Action:

The Council will review the lease with the Parish Hall Committee and report back for the next meeting

(iii) To receive and accept the updated Risk Assessment.

The Risk Register was reviewed and agreed by the Council. The next review will take place in 2018.

(iv) To discuss and agree arrangements for a review of the Parish Council Asset Register.

It was agreed that the Asset Register would be reviewed and updated as necessary for consideration at the September meeting.

7. Parish Council Survey

The Council were informed that the survey received an 11% response rate. The top 5 projects with the highest aggregate score were reported as follows:

- Car Parking: continue to implement the recommendations of the PC's Village Car Parking Report (2015).
- Bottom Pump House: repair/replace (as necessary) the cast iron railings adjacent to the bottom pump house.
- Top Pump House: refurbish (repairs recently carried out were under our insurance policy, but further work is not covered by our insurance policy).
- Install convex traffic mirror at the junction of Westage Lane, and Farthing Lane, to provide sight of the blind bend.
- Works to The Avenue: resurface the pathway between Farthing Lane and School Lane.

It was agreed Councillors would be assigned a project to obtain quotations to complete the works and report back in the September 2017 meeting

Action:

Chairman and Clerk to assign tasks and Councillors to obtain quotations as appropriate.

8. Traffic Matters

Item postponed until the September 2017 meeting.

Part 1B Planning

9a. Planning To receive the Planning Application:

Site Address: Providence Cottage, Church Street, Great Budworth Northwich, Cheshire. CW9 6HH

Proposal: Change of use of an existing domestic lounge to a commercial tea room.

Reference Number: 17/02486/FUL

The application was received by the Council.

9b. To receive comments from the public on the new planning application.

Members of the public and Council were handed a plan of the site which was submitted as part of the application. It was confirmed that no changes would be made to the existing building or façade of the property. A provision for bicycles

and pram storage has been made at the side of the property where it was confirmed that approximately 10-12 bikes could be held.

The application is for 22 covers, all of which are inside the property, with the exception of the use of the existing bench outside the building. The tea room is proposed to be open 5 days per week (including weekends) from 10-4pm.

Concerns were raised by residents and the Council relating to the A3 restaurant designation. Although it was accepted the current applicants did not intend to use the site as a formal restaurant, designation provided opportunity for future owners to extend opening hours to 7 days per week, or open in the evening.

Residents also expressed concerns over noise and air pollution and waste collection. It was suggested by residents that the waste would need to be collected by a separate contractor and access at the front of the property was limited to facilitate this.

It was confirmed by the applicant that CWAC were approached in November 2016 and were receptive to the proposal.

Car parking concerns were raised. In relation to the additional strain on the existing inadequate parking in the village. Additional visitors to the village would further strain existing parking facilities available. It was also confirmed by the Council that the Parish Field is restricted to 28 days parking per year.

Councillors raised concerns over pavement access at the front of the property which may be a problem. It was suggested visitors to the tea room may obstruct the pavement for example with bicycles, prams etc. which would result in pedestrians being forced into the road. This is particularly noted as there are 22 covers proposed and it is unclear as to whether there is sufficient availability of space for cyclists, prams etc at the side of the property.

The applicant commented that planters existed outside other properties which also forced pedestrians to walk in the road.

It was also noted by a resident that the Tea Room would give residents greater opportunity for choice in the village, considering the opening hours of the existing businesses in the village.

The District Councillor confirmed that the decision is called in for the Planning Committee to make the final decision.

Site Address: Providence Cottage, Church Street, Great Budworth Northwich, Cheshire. CW9 6HH

Proposal: To fell Golden Leylandi due to weak damaged dual stem, and shade cast on to garden.

Reference Number: 17/02745/CAT

No concerns were raised by members of the public or the Council.

9c. To agree a response from the Parish Council to the application.

Site Address: Providence Cottage, Church Street, Great Budworth Northwich, Cheshire. CW9 6HH

Proposal: Change of use of an existing domestic lounge to a commercial tea room.

Reference Number: 17/02486/FUL

The Council reached consensus to object to the above application, the following objections are to be made to the Planning Department at CWAC:

- With reference to the A3 designation, the Council comments that the category of restaurant would allow for future change of use from a tea room.
- The Council notes the noise, air pollution and waste collection are an issue.
- Adequate car parking facilities are not available in the village.
- Concerns over the associated increased traffic movement in the village.
- Pavement access at the front of the property will be a problem.

10. Top Pumphouse To note the feedback received and agree an action plan in relation to work required to the Top Pumphouse.

Cllr Torrence confirmed that Cheshire West and Chester Council had visited the Top Pumphouse and have reported it to be in good order. The weathering to the wood is consistent with age, although it may be advisable that a stain is applied. There is some wood decay at the back of the Pumphouse which would benefit from repair. The stone work is in good order and requires little attention, although it is weathering quickly on one side.

The Council agreed to obtain appropriate quotes for the repair work.

Action:

The Clerk to contact Mallets to obtain a quote to carry out remedial works.

Part 1C Finance

11. Financial Report

(i) To receive and agree the recommendations from the Finance Committee Meeting on the 3rd July 2017

These were agreed by the Council

(ii) To receive and note the External Auditors Report for 2016/17

The outgoing Clerk confirmed the report had not yet been received and the item is deferred until the September 2017 meeting

Part 1D Parish Issues.

12. To receive for information only any Parish issues that have arisen and to agree to include them for discussion at the next Parish Council Meeting where necessary.

Mr B Parrot raised an issue over the safety of the bus stop on the A559 in Great Budworth. There is no footpath to the bus stop and there are concerns for the safety of school children, particularly in relation to the speed and magnitude of traffic on the A559. He confirmed there is no designated school bus to the County High School Leftwich and therefore the public bus was the only option of transport. He sought advice on how to proceed with raising awareness of this issue.

The District Councillor confirmed that the Highways Department at CWAC would be the appropriate department to report this issue to.

Action:

The Clerk to compose a template letter for all Councillors to contact the Highways Department.

Westage Lane

Councillors were also reminded to contact CWAC regarding the state of disrepair of Westage Lane.

Mr Butters Land

Cllr Lee confirmed that the Heritage Society has advised a Section 215 should be requested from Cheshire West and Chester Council to clear the land.

It was agreed raising as much awareness of the issue with CWAC was instrumental to resolving the issue.

Action:

The Clerk to compile the Section 215 application for review by the Councillors.

Planning concerns from Mrs Cadwallader

Cllr Torrence has received correspondence from Mrs Cadwallader regarding a breach of planning permission for the biomass boiler installed near their property. They report that mature trees have been felled and the chimney height extended in breach of the permission granted.

The Council has received advise that it is unlikely that the remedial work can take place, as the trees have already been removed.

Action:

The Council is to write to CWAC regarding the complaint received and concerns of the Council.

Meeting closed to the public and press at 8.56pm

Part 2 Personnel Matters

(i) Appointment of Clerk and Responsible Finance Officer

Mrs R Ollier was appointed as the Clerk and RFO for the Council and was welcomed by the Chairman.

(ii) Review of Disciplinary, Grievance and Capability Procedure.

The policies were reviewed and accepted by the Council.

(iii) The Parish Council thanked the retiring Clerk for her support and professional service during her time with the Council.

Closed 8.56pm

Signed as a true record 

Chairman

4th September 2017