

MINUTES OF the GREAT BUDWORTH PARISH COUNCIL MEETING held at the PARISH HALL at 7.30 PM on MONDAY 4th SEPTEMBER 2017

Opened at 7.33pm

1. Welcome and record attendance

1 Present

Chairman H Brudenell

Council Members M Kershaw, H Forwood, M Torrance, R Collier, A Lee, L Hopkinson, P McAndrew,

Also present

Clerk R Ollier

District Councillors L Gibbon

Public 2

2. Apologies Revd A Brown, Cllr D Hammond.

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 3rd July 2017 were an accurate record. Minutes signed by the Chairman.

The minutes from the Finance Committee Meeting held on the 3rd July 2017 were accepted as an accurate record. Minutes signed by the Chairman.

5. Representations from the public

Opened: 7:36pm

District Councillor Lynn Gibbon detailed the following:

- The Boundary Commission has proposed that an additional 3 additional wards be joined with Marbury, Dutton, Aston and Sutton Weaver. This will allow for the retention of 3 District Councillors for 12 parished. The Clerk confirmed that the Commission report had not been received by email and would liaise with Cllr Gibbon for this to be distributed amongst Parish Councillors.
- Within Northwich, there is a proposal to charge for all car parking within the town centre. There is a meeting on Wednesday 13th September at 10am at Chester Headquarters, which Councillors were invited to attend to discuss the proposed changes. The Parish Council expressed the view that the imposition of parking charges at Barons Quay would not be in the best interest of the new centre.
- Fly tipping has become more prevalent following the changes to opening times of Northwich Recycling Centre.
- The Barons Quay shops remain empty, however there is progression to make safe the building which would open the cut through from the town centre to Barons Quay.
- The Great Budworth entrance sign on Westage Lane is overgrown and untidy, The Council commented that this is within the Cheshire East boundary, situated in the Aston by Budworth Parish and the Clerk is to contact them to arrange for the area to be tidied.

The Council noted that it was the start of term for most school children and those not going to the nearest high school would be using the bus stop located on the A559. A resident and parent had contacted the Council in the meeting of 3rd

Initial by Chairman:

July to express concerns over the safety of the bus stop. The Clerk reported that she had written to CWAC regarding this and is awaiting a response. Councillors Gibbon reported that she was to visit the bus stop tomorrow and had a meeting regarding this that week.

Part 2

6. Matters Arising

(i) To receive an update on the No Dog Fouling signage on The Avenue

The Council confirmed that signs had not yet been placed on The Avenue, however they were to be arranged as dog fouling is still prevalent. A report would be made at the next meeting

(ii) To receive an update on the current Fields in Trust application. (deferred until the November 2017 meeting)

The Council has previously received legal advice at the meeting on 3rd July that it should 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.

Councillors discussed that the Field in Trust designation had value, noting the below appraisals:

- There would be prevention of the future development of the land, which would also become a commemorative area to WW1. It was noted that the commemoration was welcome, however an existing memorial exists in the village as the Lychgate.
- There are over 1000 Fields in Trust in existence already, supported by other similar organisations.
- The car parking facility would remain.
- The document is badly written and would tie the hands of the future Council.
- The field could theoretically be disposed of; however another site would need to be designated in its place.

As the application has been a 2 year process, Councillors agreed the original documentation should be sought and reviewed by all Councillors before a final decision will be made at the November meeting. The Clerk is provide the paper file to the Council for review.

The Council also reported that they had met with the Parish Hall Committee regarding the lease. It was agreed this should be renewed. The below suggestions form part of what the Council and Committee currently propose:

Landlord: Parish Council

Lessee: Parish Hall Committee

- The Parish Council would maintain and repair the building supported by the Parish Hall Committee help fund.
- The Parish Council would appoint contractors and manage works in consultation with the Parish Hall Committee.
- The letting, income, consumables and utilities would be available for review by the Parish Council on an annual basis.
- The term of the lease would begin in April 2018 with a 12m notice period.
- The rent charges would remain at £1 per annum; the Parish Council would receive discounted letting charges.
- The lease would be reviewed every 10 years.
- The Parish Field would be subject to the same conditions above.

Councillors expressed the following queries:

How would the rent charged by the Parish Hall be overseen by the Parish Council in relation maintaining the building, any surplus received in a year by the Parish Hall should be kept for renovations and would require formalising. Concerns were raised over the Parish Field, in relation to maintaining the track and cutting of the grass. It was noted that the lease should include clauses on governance and financial regulations.

It was agreed that all leases required review, however the Parish Hall lease would be completed before other leases are started. The Parish Hall Committee is to discuss the lease options and a Working Party is to be arranged.

(iii) To receive and approve the updated Asset Register.

The Council noted that a draft version of the Asset Register is being prepared. It was stated that it is difficult to obtain a value to the Pump Houses, therefore advice from English Heritage will be sought. The draft version is to be distributed amongst Councillors for review.

7. Financial Report

(i) To receive and agree the recommendations from the Finance Committee Meeting on the 4th September 2017.

These were agreed by the Council

(ii) To receive and note the External Auditors Report for 2016/17. (deferred until the November 2017 meeting)

The audit report has not yet been received by the Clerk, due to a query raised by a member(s) of the public. Therefore, this item will be deferred to the next meeting.

7. Planning To receive the Planning Application:

Site Address: Budworth Heath Cottage Heath Lane Great Budworth Northwich Cheshire CW9 6ND

Proposal: Single storey rear extension and enclosing of loggia to front

Reference Number: 17/03455/FUL

No objections were raised by the Council (attached item 7).

8. Westage Lane, Gt Budworth Final licence PO/MB/35

(i) To review, agree and sign the Section 115E licence for the Finials on Westage Lane received from CWAC. (see attached Item 8)

The licence was agreed by the Council, duly signed and witnessed.

9. Peak and Northern Footpaths Society

(i) To consider the advice received (see attached Item 9)

The Council noted the content of the documentation to be of interest, however it will not apply for membership at this time. It was also discussed that it had been previously raised with the Council regarding the improvement of rights of way from Great Budworth to Comberbach. The Clerk is to arrange for Highways and the Police to attend a meeting in October where this will be highlighted.

10. Consultation on Council Tax discounts and premiums

To determine a response for CWAC (see attached Item 10)

Councillors commented the consultation had been advertised in the Budworth Bulletin. Councillors agreed that residents should comment on the plans on an individual basis and the Council would encourage this.

11. Cheshire West and Chester Tree Strategy Survey

To determine a response for CWAC (see attached Item 11)

The Council commented the strategy was similar to the existing plan in place. It was agreed the Clerk would respond noting the importance of maintaining the trees in the area to preserve the rural aspect and recommend all mature trees to have a TPO.

12. Parking Strategy

(i) To consider extending parking restrictions in the centre of the village. (plan and parking report)

Councillors discussed the plan in detail and proposed the following actions with a review of their effectiveness once implemented:

1. 2 vehicle access on the High Street opposite the Hopkinson residence to be designated “No parking!”. One additional sign is to be ordered.
2. A “No parking” sign is to be fixed behind the bench and one on the wall to the Cordell residence wall, in addition planters to be moved away from wall to limit space. The Cordell’s are to be consulted.
3. Space / spaces are retained opposite the Vicarage up to the bench, which is to be monitored and reviewed.
4. No parking in front of Church entrance, gate or stocks - signage options to be reviewed with Revd Alec Brown.
5. Parking retained at the entrance to School Lane and reviewed.
6. No parking around Top Pump House.
7. Resident parking signs for 3 spaces next to the Top Pump House.
8. An imitation owl is to be purchased and erected in the Pump House to deter birds and make the parking area more attractive to residents.

13. Parish Council Survey

(i) To determine priorities for action resulting from the public consultation. (see attached Item 13)

The Council noted that the Home Oaks located near the Top Pump House (2 trees) require crowning. Although this was not included on the Parish Survey, the Clerk is to obtain quotes as appropriate for consideration of the Council.

The projects were addressed as follows:

1. Car Parking

Councillors commented this is currently being acted up (see agenda item 12).

2. Bottom Pump House

Councillors commented work has commenced to repair as necessary the iron railings.

3. Top Pump House.

A quote for £194 + VAT has been received to repair eroded sandstone, it was resolved to accept this quotation.

Councillors commented a working party will be arranged to apply a stain to the woodwork and paint the ironwork.

4. Convex Traffic Mirror on Westage Lane

The Clerk to obtain suitable specifications and prices for review by Councillors. The Clerk is also to contact CWAC to ascertain if a street order is required. It was noted that the resident Guy Potter, has kindly granted permission for this to be erected outside his property.

5. Works to The Avenue

The Clerk to obtain suitable quotes from Contractors to make good the pathway between Farthing and School Lane. A schedule of works is to be devised for comparable quotes. The Clerk is to also contact Manchester Airport regarding possible funding for this project.

6. Farthing Lane potholes

The Clerk is to contact CWAC regarding this issue.

7. Arrange more Community events

The Council commented that fundraising activities are most welcome as the Council has restricted funds for projects within the community.

It was also discussed the Lime Trees on Noah’s Ark had been maintained by the Council. Councillors are to explore the option for residents to maintain the trees going forward.

14. Traffic Matters

(i) To review plans received from CWAC in relation to vehicle width restrictions in the village. (see attached Item 14)

Councillors commented that a representative from CWAC would be invited to the Highways meeting on October to discuss the item and implications fully.

15. Waste Land, School Lane

(i) To receive an update from the Clerk regarding a Section 215 application.

The Clerk reported that a designated planning officer had just been appointed and hoped to provide the Council with an update in the near future.

16. Cheshire Police Commissioner Survey

(i) To consider whether the Parish Council wishes to respond. (see attached Item 16)

Councillors discussed the low crime rate in the village and agreed not to participate at this time.

Closed 8.56pm

Signed as a true record

**Chairman
6th November 2017**

Rachel Ollier, Clerk to Great Budworth Parish Council
Beech House, Hall Lane, Pickmere, Knutsford. WA16 0JQ
Tel: 01565 733731 Email: greatbudworthparishclerk@gmail.com