

GREAT BUDWORTH PARISH COUNCIL

Notes from Walkabout Meeting with CW&C Highways Engineers on Friday 14th February 2020

In attendance: Jenny Bowman (JB), Rob Collier (RC), Anna Lee (AL), Malcolm Torrance (MT), Jamie Barron (JamB), Senior Traffic Engineer, CW&C, Andy Hamman (AH), Principal Engineer, CW&C.

Smithy Lane: as this lane is unadopted, JamB advised that the Council could not be called upon to undertake any repairs or improvements. AH said he would send a copy of the CW&C Code of Practice to the Parish Clerk, as this would clarify the Council's responsibilities in respect of all types of roads.

Parking congestion in centre of village (church/pub/pump house area): options were discussed: planters have had limited effect (drivers move them and park in between them). The 'No Parking' sign on the Pump House is routinely ignored. The use of double yellow lines, to be used in 'hot spots' (e.g. in the pub/church/pump house area) was discussed and, though there were reservations concerning church functions (e.g. the need for hearses and wedding cars to park at the lych gate), there was general agreement that it warranted further consideration. JamB pointed that he had long advocated this. Enforcement: at an earlier meeting, the Community Policeman advised that she routinely visits Great Budworth on a roughly weekly basis at varying hours of the day and evening. In any event, compliance with yellow line markings amongst the public is generally very good. JamB warned that, whilst he was happy to set things in motion, the process involves public consultation, and so the PC would be strongly advised to assess the level of public support such a move would have before undertaking the formal process. RB/JB/AL agreed that, assuming PC approval, this could be given due publicity – including a feature in the Budworth Bulletin encouraging members of the public to attend a PC meeting at which the proposal would be discussed.

It was noted that a number of potholes along Westage Lane, Church Street and High Street had been circled with white paint, indicating that these would shortly be repaired.

Westage Lane: JB pointed out potholes in the entrance to the culs-de-sac off Westage Lane. JamB advised that these were not yet of sufficient depth to qualify for further investigation. It was noted that the paths and roads set back on the north side of Westage Lane are unadopted. JB enquired about the possibility of a contribution from CW&C towards repair of potholes in these areas, adding that residents would contribute the remainder. JamB advised that this would not be possible.

Junction of Heath Lane and Westage Lane: it was noted that a drain cover at this junction was completely blocked, probably caused by vehicles cutting the corner. JamB agreed that this junction needed 'breaking up'.

Further along Westage Lane (at Westage Farm and further east): there were extensive stretches of road (over about 250 yards) where soil and foliage had encroached onto the road, narrowing it so that vehicles tended to drive along the middle of the road, thus risking an accident if vehicles from opposite directions encountered

one another. JamB said he would ask StreetScene (?) to attend and undertake some clearance of the soil/leaves. He added that StreetScene deal with road/pavement cleaning in 30mph areas and so could not deal with this issue beyond the 30mph sign. There were also at least two blocked drain covers. There was some discussion as to the boundary between CW&C and Cheshire East. AH said that he would send a definitive map to the Parish Clerk.

Farthing Lane: the possibility of a turning circle/limited parking, using the triangle of land at the bottom of the lane, was discussed. The issue of ownership was once again raised, with JamB advising that the Tree Conservation Officer be consulted about the large tree on the land and suggesting that the PC lodge a claim to ownership of the land at the Land Registry [NB: but see note at the end of this report]. Reference was made to the very large potholes at the top of Farthing Lane. AL, admitting a vested interest, pointed out that these had the advantage of slowing drivers down.

High Street: PCs pointed out several areas where tarmac – laid as part of a road repair – had been patched over cobbles. JamB and AH were non-committal as to what might be done about these.

H-bars outside driveways to certain houses: the main houses in question were The Manor House, The Poplars and Bakery Cottage. JamB and AH agreed to these. In response to a suggestion that an H-bar be painted opposite Bakery Cottage, JamB pointed out that H-bars could only be painted outside driveways and not on the road opposite them and suggested instead that a short strip of yellow lines be painted opposite Bakery Cottage.

Lower Pumphouse: PCs advised that the depression in the pavement immediately outside entrance to Pumphouse, allowed the ingress of rainwater into the pump house, which was currently the subject of great expense. JamB suggested that the owners of the land on the opposite side of the High Street at that point (i.e. Kershaws) be asked to attend to drainage off their land. There was an inconclusive discussion about this and about the very poor bus stop arrangements.

RB pointed out the irony of people being urged to 'go green' by making use of public transport whilst parents had little option but to drive their children to school rather than have them negotiate a dangerous (and, in winter, dark) road after alighting from a bus.

NB: Steven Jennings has advised that at present the PC has no evidence to support an application to the land registry for the registration of a possessory title. The law says that in order to make a claim for a possessory title to land (what are often called 'squatters' rights) the person or body claiming the possessory title must take physical control of the land in some way – fencing it or cultivating it etc. The claimant must use or occupy the land concerned for a continuous period of 10 years before being able to apply to the Land Registry for the registration of a possessory title to the land. It follows that if the PC wishes in due course to make a claim to a possessory title to the triangle of land it should start the 10-year period running by undertaking fencing, clearing and maintenance work as a first step. After a period of ten years of such maintenance, the PC could then lodge a claim for possessory title.