

UTKINTON AND COTEBROOK PARISH COUNCIL

MINUTES OF A MEETING OF UTKINTON AND COTEBROOK PARISH COUNCIL HELD AT UTKINTON VILLAGE HALL ON TUESDAY 14th JANUARY 2020 AT 7.30PM

Present: Cllr F Tunney (Chair), Cllr Dahill, Cllr Priestner, Cllr Barnes, Cllr Atkinson and Cllr Burford

In Attendance: Diane Jones (Clerk & RFO)
Cllr Moore-Dutton

14.01.01 PUBLIC OPEN FORUM
None

14.01.02 APOLOGIES FOR ABSENCE
Resolved: that apologies be accepted from Cllr Hughes, Cllr Needham and Cllr Stewart.

14.01.03 DECLARATIONS OF PECUNIARY INTERESTS
No declarations received. 2 additional Planning applications were noted to be discussed at 14.01.07, due to the requirement to submit comments prior to the next Parish Council meeting on 11th February.

14.01.04 MINUTES OF THE PARISH COUNCIL MEETING HELD ON 10th DECEMBER 2019
Resolved: that the minutes of the Parish council meeting held on 10th December were agreed and signed as a correct record by the Chair.

14.01.05 BOROUGH COUNCILLOR'S REPORT
Cllr Moore-Dutton advised the following:

- Council Tax is to be set at a level of 4.99% higher than 2019/20.
- Cllr Moore-Dutton met with the Chief Executive and discussed Tied cottages; permission to have the tied cottage conditions removed has been granted against a Cheshire west parish council's wishes. This is a form of social housing, the Chief Executive advised that it would be investigated.

Discussions ensued regarding tied cottages and social housing within Utkinton & Cotebrook; there are a couple of tied cottages in the parish. Cllr Tunney commented that it is important to recognise the need for their protection where there is a need for agricultural labour.

Cllr Dahill agreed that it is concerning in respect of social housing, and commented that this ward has the least affordable housing in the borough, provision of affordable housing needs to be ensured for local people. Cllr Atkinson agreed commenting that there is a need for this type of rural housing to help keep villages alive.

Cllr Tunney advised that there are approximately 15-18 housing association properties in the parish, and Cllr Barnes commented that these are available to all purchasers who meet the criteria, not just local people.

14.01.06 NEIGHBOURHOOD DEVELOPMENT PLAN (INCORPORATING FOOTPATH PROJECT)
Cllr Dahill provided an update; the draft document has been submitted to Lyndsey Jennings at CWaC and advice on layout and content has been acted upon.
Cllr Dahill wished to comment that the Steering Group has received a tremendous amount of support from the Parish Chair Cllr Tunney for which they are very grateful.
Policies have remained the same, with one or two additions on the advice of Lyndsey Jennings.
The revised document will hopefully be submitted this week with the next stage being submission to CCA (??) for scrutiny and comments, then to CWaC. Once it has been received by CWaC it is expected to go through quickly with a referendum expected in the summer of this year.

Cllrs Dahill and Tunney confirmed that whilst there was no detail yet on who is going into Rose Farm, it has been mentioned specifically as a retail business centre, and confirmed that support will be given to those improving the economy within the parish.

Cllr Tunney thanked Bronwyn Kelly for providing exceptional photographs which have added a great deal of value. In addition Cllr Tunney wished to mention Cllr Stewart who has submitted an excellent piece of writing for the Courier which has been included and is very much appreciated.

Cllr Dahill commented that the photographs are worthy of display in the parish, potentially at the launch of the NDP. The NDP has taken a long time but the Steering Group have done a sterling job.

Resolved: that consideration be given to the display of the photographs used in the NDP, upon the launch of the NDP. Action: PC/NPSG

14.01.07

PLANNING APPLICATIONS

The following Planning Matters were discussed and the discussions are note in the response columns below.
Resolved: that Cllr Tunney / the Clerk takes the agreed actions detailed below on the following:

	Ref No	Site Address	Proposal	Response
a)	19/02732/FUL	Pool End Cottage, Oulton Mill Lane, Cotebrook, Tarporley, CW6 9DT	Single storey infill extension to link into garage conversion, two storey front and first floor rear extension and front porch Awaiting Decision	Approved on 13/1/20
b)	19/02428/FUL	Heathfield Cottage, Utkinton Lane, Utkinton, Tarporley, CW6 0JH	Replacement dwelling (includes demolition of existing cottage) Awaiting Decision	Still awaiting decision
c)	19/03090/FUL	Forest Farm, Heaths Lane, Cotebrook	Alterations & conversion of existing farm buildings to form seven residential dwellings Withdrawn	Can now be removed from the list.
/d)	19/01869/FUL	Cave Bank Farm	Part demolition of existing dwelling (original timber frame), re-modelling of dwelling and addition of 1st floor accommodation Awaiting Decision	Awaiting information from CWaC.
e)	19/03256/LDC	Westlands, Quarry Bank, Utkinton	Single storey extension at rear & new entrance gates Withdrawn	No comment
f)	19/04106/FUL	Westlands Quarry Bank, Utkinton	Single storey rear extension Approved	Can now be removed.
g)	19/04521/FUL	20 North Brook Road, Utkinton	Alterations to render finish to the front and side elevations.	
h)	19/02541/OUT	Land at Tarporley Road (old Haulage Yard), Delamere	Erection of Detached dwelling APPEAL	Support; Cllr Tunney to finalise response
i)	19/01315/OUT	Land adjacent Fox & Barrell	Erection of four dwellings. APPEAL	Object; Cllr Tunney to finalise response
j)	20/00023/FUL	Ridgehill Cottage, Fishers Green, Utkinton	Single storey rear extension.	Cllr Tunney / Clerk; No objection
k)	19/04545/FUL	Sidebottom Farm, Stable Lane, Utkinton	Two storey extension to farmhouse, conversion and extension of barns to create two dwellings, erection of two detached garage/stores	Cllr Tunney / Clerk; no objection but concerns to be highlighted regarding highways safety

i) 19/01315/OUT – a draft appeal narrative was circulated prior to the meeting by Cllr Tunney for comments. Cllr Atkinson commented that the prices quoted were at the discounted price. Cllr Priestner commented that an objection to the appeal may “chill” the appetite for other developers to submit future plans and may impact on future appeals, he asked that consideration be given to the future, and expressed opposition to an objection, due to the potential impact of future applications in Cotebrook.

Cllr Atkinson advised that there is no room for development in the village. United Utilities have advised that the sewerage reedbeds are at capacity. Aesthetically, driving into the village you see a 18th century coach house, 4 houses built in front of it would not fit in with the village.

Cllr Tunney reminded the council that the reason the application was turned down was because it was not within the extant village boundary and was genuine open countryside and it would not add to the sustainability of the village. The parish council's position has not changed as nothing has changed in the last 4 months.

Cllr Dahill commented that people want to see small plots of land regarded as brownfield sites to be used. There is also the opportunity for affordable housing. Cllr Burford Commented that neighbours are desperate for this to be developed. Cllr Priestner commented that not developing may impact on the financial viability of the Fox and Barrell, this was disputed by Cllrs Dahill and Atkinson. These comments have been noted.

Resolved; that Cllr Tunney will redraft comments to submit to the appeal which will be circulated to the council for agreement in advance of submission

h) 19/02541 – Old Haulage Yard, Cllr Tunney commented that the applicant has withdrawn / had refused applications for development of the land he was born on. It was within the settlement boundary for Cotebrook when it was submitted.

The applicant wishes to resurrect the property and live in it, not to develop it for profit. The appeal for the Old haulage Yard is therefore supported by the council. Cllr Moore-Dutton commented that there is no other logical use you could have for this land.

Resolved; that Cllr Tunney will circulate the draft comments to submit to the appeal to the council for agreement in advance of submission.

Two new Planning applications received on the date of the council meeting were considered as they require comments to be made by 4th February which is prior to the next council meeting. There are shown at j & k in the above table;

i) 20/00023/FUL Removal of garage and building extension disable access and living – Cllr Barnes commented that he has no objections to this genuine application.

Resolved; that no objections will be made to this application.

j) 19/04545/FUL Redevelopment of house and creation of 2 four bedroom dwellings in conversion and extension of two barns. Cllr Tunney commented that they do not stand out. Cllr Barnes asked that the council find out who the owner of the other 2 lots of land sold are, Cllr Tunney commented that these are open countryside.

Cllr Priestner sought confirmation that these are all separate dwellings, and each would have cars coming in and out. No objections were made given that they are using existing properties and changing their use, and there is no expansion to open countryside. Cllr Tunney commented that the plan states there will be up to 16 cars on the premises.

Resolved; that no objections be made but that concerns be raised regrading highways safety due to the number of additional vehicles likely to be entering and exiting the premises.

14.01.08 FINANCE MATTERS

1) AUTHORISATION OF PAYMENTS

Resolved: that the following Payments were approved for Payment

PAYMENTS BY CHEQUE		
Diane Jones	December Salary	£233.32
HMRC	December Tax	£58.40
Francis Tunney	Reimbursement of website Hosting fee & annual domain registration	£100.00

2) REVIEW AND ACCEPT THE 3RD QUARTER 2019/20 ACCOUNTS

A paper prepared by the clerk, was circulated in advance of the meeting illustrating the income received and payments that had been made by the council during the 3rd quarter October – December 2019. The paper explained the variances between budgeted expenditure and actual expenditure and showed the available balances in earmarked reserves. The accounts have been reconciled to the balances on the bank statements at 31 December 2019.

Resolved that; the 3rd quarter accounts are accepted, and that on his return Cllr Stewart sign off the 3rd quarter bank reconciliation.

14.01.09 HIGHWAYS MATTERS

Cllr Tunney met with the new Senior Engineer Sian Williams, in respect of the relocation of the solar powered speed camera sign. The council confirmed that the decision previously made to position it adjacent to the Bus Stop with the 'camera' facing along John St/Willington Lane in the direction of Tirley Garth, continues to be supported.

Resolved; that Cllr Tunney contacts Sian Williams to confirm the requested location of the sign.

Markings are still required on Tirley Lane;

Resolved; that Cllr Tunney contacts the engineering team to advise that the makings on Tirley lane are still required.

Cllr Tunney advised that on Monday 13th January he met with Dave Reeves to discuss the speed limits on the B5152 (Stable Lane) and Utkinton Lane;

1) The potential to reduce the speed limits by Cotebrook Village Hall junction A49 to the junction with Utkinton Lane down from national speed limit to 30 mph.

2) the 20mph zone will now also be considered at Byfield Lane and Quarry Lane – along with pushing to extending the zone down to the corner of Byfield Lane.

Cllr Barnes advised that complaints have been made about the state of Wood lane & Harding Hill. Cllr Tunney reminded councillors that whilst the parish council will complain about this, people in the parish also have the ability to log the complaint and report it to the council on the CWaC website. Cllr Tunney offered to sit with Cllr Barnes to show him how this is done.

Cllr Dahill advised that on Tirley Lane someone had come from the council to clean mud from agricultural vehicles outside the gate but they did not know what he was supposed to be clearing or where. He was going to return to the depot to let them know.

Cllr Tunney suggested that a list of roads be compiled to be put forward to lobby for works to be done. Cllr Tunney requested a volunteer from the council to take on board the responsibility for contacting the council to report issues with the roads. Cllr Barnes offered to do this if he was assisted by someone to show him what to do.

Resolved; that Cllr Barnes take on responsibility to report road issues, and he will be shown how to do this by Cllr Tunney.

Cllr Moore-Dutton and Cllr Tunney have previously met with Jamie Barron and Jerry Gibbs, and it is now timely to arrange another meeting.

Resolved; that Cllr Moore-Dutton will arrange a meeting between Cllr Moore Dutton, Cllr Tunney, Jerry Gibbs and Jamie Barron.

14.01.10 **REPORTS FROM WORKING GROUPS**

1) Cllr Hughes was absent and therefore there was no report received.

2) The council are still waiting for a response from CWaC in respect of the community orchard. Cllr Moore-Dutton suggested writing to Andrew Lewis to request 'tenancy at will' to enable work to commence.

Resolved; that Cllr Moore-Dutton to contact Andrew Lewis to request tenancy at will in respect of the community orchard.

3) Forest School Project

Cllr Hughes was absent from the meeting. Cllr Tunney has requested an update from Cllr Hughes. Cllr Tunney & Cllr Hughes met with the school in December and are waiting to hear more. Cllr Tunney recommended that if no plan is in place by Easter for the Forest School, the money is returned.

14.01.11 **WEBSITE/COMMUNICATION/NEWSLETTER**

1) Cllr Tunney advised that planning postings on the website have generated interest this month. He advised councillors to visit the website and click on the 3 dots to receive notifications when new items are added to the website.

2) No updates in respect of Open Reach, but vans have been seen in the village this past week.

14.01.12 **SHUTTLE BUS**

Cllr Tunney advised that the council are currently waiting for funds to come in from Cllr Moore-Dutton's members budget of £1,800. This will be used to print 2,300 survey forms to be circulated around the ward and posted on the website, with results at the end of March, to put forward a formal proposition. The parish council have been asked to talk to the new MP, this is likely to be on a Friday morning.

14.01.13 **APPEARANCE OF THE PARISH**

Cllr Tunney advised that apart from the current mud and slush and some detritus in the hedges – 90% are in good order. Mr Gutman has been spoken to and CWaC has confirmed the ownership of the grass verge, and he has agreed to cut back in the spring. Cllr Atkinson commented that in Cotebrook Nick Parker has been keeping the hedges trimmed on the roads immediately around the Church and The Old Parsonage

14.01.14

CORRESPONDENCE

SENDER	DATED	DETAILS	RECOMMENDED ACTION
CWaC Neighbourhood Planning	16/12/19	Publication of the Clotton Hoofield Neighbourhood Development Plan	Circulated
CWaC Planning	17/12/19	Notification of approval – Westlands Quarry Bank	Circulated
Cheshire Constabulary	18/12/19	December Stakeholder Bulletin	Circulated
CWaC	03/01/20	Cheshire West and Chester - Local Cycling and Walking Infrastructure Plan Consultation	Circulated
Cheshire Constabulary-Philip Monks	04/01/20	Tarporley Police Statistics for December 2019	Circulated
CWaC - Planning	06/01/20	Notification of Appeal – Old Haulage Yard – Tarporley Road Delamere.	Circulated
CWaC - Planning	06/01/20	Notification of Planning application – 20 North Brook Road	Circulated
Rural Services Network	07/01/20	The Rural Bulletin	Circulated
CWaC - Planning	08/01/20	Notification of Appeal – Land adjacent Fox and Barrell	Circulated

14.01.15

COUNCILLORS UPDATE ON PARISH COUNCIL ISSUES

Cllr Tunney wished everyone a Happy New Year.

14.01.16

DATE OF NEXT MEETING

The next meeting of Utkinton and Cotebrook Parish Council will be held on Tuesday 11th February 2020 at 7.30pm at Cotebrook Village Hall.

The meeting closed at 9.05pm

Signed..... Chair Date.....