Minutes of the Meeting of Littleton Parish Council held on Monday 20 January 2014 at Chester Rugby Club, Hare Lane, Littleton.

# **PRESENT**: Parish Councillor John Martin (in the Chair) and Parish Councillors

# David Brodie, Anne Stockdale, Sarah Rao and Jonathan Bellis

**IN ATTENDANCE:**  Local Residents Mr R Chadwick and Mrs A Chadwick

**14/01 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Parish Councillors Hilary Davies and Bettie Gilliatt and PC Neil Busby

14/02 PUBLIC SPEAKING TIME

Mr and Mrs Chadwick of Tarvin Road stated they were attending the meeting in order to share with the Parish Council their views on the development of the rural areas around Littleton. Whilst they believed that most people were against the development of land in the Green Belt they held an alternative view that there could be a trade-off between allowing some development in the Chester Villages if it was linked to a road scheme that took traffic off the A51.

Members recalled the ill-fated Littleton By-Pass scheme then the discussion centred on the need for Parish Councils to develop Neighbourhood Plans in order to influence what development is undertaken in their area. It was suggested that Mr & Mrs Chadwick could possibly have a role in the formulation of any Neighbourhood Plan for the area.

Members stated that they were keen to move towards the creation of a Neighbourhood Plan, probably in conjunction with the other parish councils that made up the Ecclesiastical Parish of Christleton.

14/03 MINUTES OF THE LAST MEETING

RESOLVED: that the Minutes of the Meeting held on 2 December 2013 be

confirmed as a correct record subject to 13/73 Fir Tree

Lane - Lighting stating “…a report in this issue…”

14/04 MATTERS ARISING FROM THE MINUTES

1) Site of Former Vicars Cross Nursery – It was reported that Councillor Martin and the Clerk had inspected the site and taken photographs of the Pill Box and the several areas infested with Japanese Knotweed. Since then it had been noted that bulldozers had been at work tidying up the site.

It was agreed that the Clerk contact Christleton Parish Council to ascertain what action they were taking in relation to the issues arising from this site.

2) Fir Tree Lane – Lighting – Councillor Brodie updated the Parish Council on the situation – some land adjacent to FTL had been sold to some of the residents there and the search by their solicitor had apparently found that the Lane had been adopted by the local Council as a “highway for pedestrians” but this had not yet clarified who was responsible for the lighting. The Clerk was asked to contact CW&C to clarify the situation.

3) Remembrance Sunday – this would be discussed at the next Meeting of the Parish Council when hopefully Councillor Bettie Gilliatt would be present.

Action: Clerk to contact CPC re VXN and CW&C re adoption of FTL. Remembrance Sunday item for next Agenda.

**14/05 NEIGHBOURHOOD PLAN**

It was reported that representatives of the Parish Council had attended a meeting in Christleton recently where Tattenhall Parish Council had made a presentation on their Neighbourhood Plan. They had been impressed by what had been produced by Tattenhall and felt there was a pressing need for Littleton to create a similar document especially as Neighbourhood Plans took priority over any Local Plan of CW&C. This was crucial given the growing pressure on Green Belt etc from developers.

It was acknowledged that it would be necessary to get a high proportion of local residents on board in order to get any Plan adopted. Teaming up with other local Parish Councils was seen to be the best way forward and this would also be beneficial in relation to the costs involved. It would also be a good idea to draw from the experience of Tattenhall Parish Council and that might entail inviting them to a forthcoming meeting of the Parish Council.

Action: Clerk to contact CPC re team up

**14/06 PLANNING APPLICATIONS**

1) 13/051443/FUL – Littleton Hall Farm – Proposed Development of 9 Affordable Houses – the Parish Council had the following observations:-

1. The changes to the elevations were much more in keeping with a village

location.

2. The bollards placed to the front of plots 1-3 were an excellent idea to

prevent pavement parking to edge of access road leading to By-Pass.

3. There was inaccurate positioning on the plan showing new bushes/trees to

be planted to the North West of the plot. This land/meadow was not now

owned by "Your Housing Group". Clarification was needed as to whether these bushes/trees are to be planted on land owned by "Your Housing" or not.

2) 13/05263 – Replacement of Existing Dwellings With 2 Detached Buildings – 6-8 Tarvin Road – the Parish Council had made the following observations and raised the following queries:-

1. The documentation did not state the orientation of the proposed building for plots 1 and 2 (6 and 8 Tarvin Road). Therefore clarification of the exact location of each property within plots 1 and 2 was requested.

2. The proposal indicated that through discussion with the planning officer an access road running along the western boundary of the site would be constructed. Its exact location and layout was requested.

3. In addition to the application for plots 1 and 2, permission had previously been granted for the building of a dwelling on the site of the old workshop. Drawings

submitted to date did not show the boundaries of the three plots and as a consequence this information was requested. Also, the current application made reference to the poor condition of the existing cobbled road through the site which currently gave access to the old workshop site. Clarity on proposed future access to the site was requested.

4. It was understood that the previous owner of the site appealed against the Council's decision to reject an application for the building of a fourth dwelling on the site. Council's decision was upheld. Confirmation needed to be given that the principle behind the appeal decision would be upheld and retained should new applications be made.

No response to these queries had so far been received.

**14/07 PARISH COUNCIL FINANCES**

# The Clerk presented his customary report on the finances of the Parish Council making special reference to the New Homes Bonus Grant received from the Council’s Community Fund to the value of £866. He suggested that this money could be put towards the costs of setting up a Neighbourhood Plan.

Members considered a document produced by the Clerk which outlined the income for the ensuing year and the likely outgoings.

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# RESOLVED: that i) the report of the Clerk be received

ii) the Precept for 2014/15 be set at £3,500

14/08 ACCOUNTS FOR PAYMENT

RESOLVED: that the following accounts be paid:- £

1) Clerk’s salary – Jan & Feb (less tax) 236.80

2) HMRC – PAYE – Jan & Feb 59.20

3) Typing and office services 22.00

4) Chester RFC – Room Hire - Jan 30.00

5) Litter Warden – 14 hours @ £6.31 88.34

Sacks 1.50

89.84

6) Bank Storage Charge 1.00

**14/09 INCOME**

1) War Stock Dividend 15.78

2) CW&C New Homes Bonus Community Fund 866.00

**14/10 CLERK – PETTY CASH**

# RESOLVED: that the Clerk’s petty cash float be reimbursed in the sum of £8.00

# **14/11 CORRESPONDENCE RECEIVED**

Since their last meeting the Parish Council had received correspondence which included:-

## Cheshire West and Chester Council

Members’ Briefings – various

Documents for planning applications 13/05263/FUL and 13/05143/FUL

Parish Precept 2014/15

### PC N Busby/Inspector P Hodgson – Policing Reports

**14/12 CALENDAR OF MEETINGS**

RESOLVED: that the next meeting of the Parish Council be held

on Monday 10 March 2014

**14/13 ANY OTHER BUSINESS**

1) Parish Field Lease – it was agreed that the Parish Council press on with creating a formal lease with CRUFC for their continuing use of the field. Due to the set up costs involved Financial Standing Orders required three quotes to be obtained. The Clerk was asked to obtain these.

2) KGV Playing Fields – Councillor Brodie updated the Parish Council on developments which had culminated in an agreement on a new lease.

3) A51 Tarvin Road/Hare Lane/Littleton Lane Junction Improvement – the Clerk was asked to find out if any progress had been made by CW&C Highways on this.

Action: Clerk to approach two more firms of Solicitors to obtain quotes for lease and to contact Highways re junction improvement.