Minutes of the Meeting of Littleton Parish Council held at Chester Rugby Football Club on Monday 6 December 2021

PRESENT: Parish Councillor Bettie Gilliatt (in the Chair) and Parish

Councillors Anne Stockdale, Huw Morgan, Hilary Davies and

Rob Evans

IN ATTENDANCE: CW&C Councillor Stuart Parker

Local residents J Richardson and P McCarthy

20/75 APOLOGIES FOR ABSENCE

Apologies for absence were received from Parish Councillors Caroline Marrison Gill and Clive Lovering and PCSO Linda Bailey.

20/65 PLANNING APPLICATIONS

1. 21/03468/FUL – Redevelopment of the former University of Law Chester campus for residential use (Use Class C3) including demolition of late 20th century buildings; conversion of Christleton Hall to 18 apartments; erection of 24 new residential dwellings and an office building (Use Class E); and associated landscaping, parking and other works
2. 21/03417/LBC – Internal and external works to the Grade ll Listed Christleton Hall associated with the residential-led scheme
3. 21/03469/FUL – Temporary Construction Access

Jonathan Masters from Bridgemere plc started by describing the three applications pointing out that the haul road had been requested by Christleton Parish Council and that its route had been specified by CW&C Highways.

A resident raised concerns re impact of HGV vibrations on vulnerable houses on Little Heath Road and Littleton Lane (her home was a Grade ll Listed building); risk to children commuting to school via those lanes; problems with narrowness of lane especially due to parked cars and asked whether any risk assessment had been undertaken. Mr Masters responded by saying there would be 2-10 vehicle movements per day as part of a considered management plan which would cover speed and timing of HGV activity and that there would be no queuing. There were concerns that this would be a significant amount of heavy vehicle movements over the proposed six-day week/three-year period. Resident queried why Pearl Lane not a proposed route.

A resident raised issue of risk to services running under the grass verge that the vehicles would cross over as they emerged from the haul road onto Little Heath Road. Also problems with flooding in that vicinity.

Many residents suggested that Pearl Lane be explored as a means of access to the construction site from the A41. Mr Masters explained that Pearl Lane was too narrow in places and anyway the landowner did not want to facilitate a route via that lane. Many residents felt this was not being pursued vigorously enough and that the Highways Officer involved should be challenged about the stance he was taking in ruling it out. There were also concerns that there were other (undisclosed) objectives in play such as future use of the land on other side of haul road.

Councillor Marrison Gill raised the question of the impact of HGVs negotiating the narrow Littleton Lane junction with the A51, particularly if traffic was exiting Littleton Lane and wondered whether this had been considered by Highways. Mr Masters said it had been. Councillors shared their concerns about the construction traffic creating congestion on the roundabout and A51. In particular concerns about the extra pollution arising from vehicles queuing on the A51 behind HGVs having difficulties with the junction and potential inability to fit in the feeder lanes. Clarification was then requested about which vehicles would be using the haul road. Mr Masters gave the assurance that only HGVs would use the haul road with vans etc entering the site via Christleton over the canal bridge.

Councillor Morgan queried the loads of the HGVs suggesting that if smaller vehicles were used they could access via Christleton thus saving the not insubstantial cost of the haul road. Mr Masters responded that certain loads such as roof trusses would not fit on smaller vehicles and in any case Christleton PC were pushing for a haul road.

A resident raised the issue of the safety of any entrance emerging on Little Heath Road where visibility would be impaired by the trees. Also raised was the question of the materials that would be used for the haul road. Mr Masters confirmed that such things were heavily regulated and controlled. Materials would be crushed on site and laid on a geotextile membrane to protect the soil.

Mr Masters pointed out that a Community Liaison Office would be appointed to keep people informed of activities on site etc.

Councillor Parker informed the meeting that he would be calling in the three planning applications for particular scrutiny.

It was felt that work needed to be done to make all the residents in Littleton aware of what was going on so that they would have the opportunity to comment on the scheme.

RESOLVED: that i) the Parish Council contact the Planning Officer to obtain an

extension to the consultation deadline

ii) the Parish Council write to all Littleton residents alerting them

to the scheme and encouraging them to make their views

known to the Planning Officer

iii) the Parish Council submit its own objections to the three

planning applications based principally on concerns about:-

1. the effect on the local infrastructure
2. the effect of an increase of traffic on already overburdened roads
3. construction traffic routing via Little Heath Road/Littleton Lane

21/66 MINUTES OF THE PREVIOUS MEETING

RESOLVED: that the Minutes of the Meeting held on 6 September 2021 be

confirmed as a correct record

**21/67 MATTERS ARISING FROM THE MINUTES**

1) Boggy Public Right of Way – The Clerk reported that the PROW Officer had indicated that the improvement work to alleviate the bogginess of the footpath would be carried out on 18 October. **DT**

2) Maintenance of Open Ditch - the Clerk reported that action was being taken by the Highways Service to resolve the problem of the lack of maintenance to the open ditch system to the north of Fir Tree Lane.

3) Hedge Bordering Littleton Lane Pavement – the Clerk was asked to contact the owner of Littleton Hall to remind him the hedge needed to be cut back further. In addition to this, the tree foliage above the hedge needed cutting back as it was obscuring the streetlights. **DT**

4) The Vicars Cross – the Clerk reported he had done some tidying up of the surround to the Vicars Cross.

**21/68 ROAD MATTERS**

1) Loose Grids on A51 – Councillor Morgan made the point that problems with some of the grids on the A51 was due to their unfortunate positioning

# 2) New Crossing on A51 Tarvin Road – it was reported that work to provide the new crossing was complete with the final connecting up due in the next few days. However, there was some concern about what signage would be used to warn motorists of the new road arrangement, especially those emerging from Hare Lane.

**21/69** **PLANNING APPLICATIONS**

1. 21/03698/FUL – 20 Tarvin Road – Single Storey Rear Extension – it was noted that the walls and gate were not in keeping with the surrounding area and hoped that the hedge would not be removed.

RESOLVED: that the Parish Council raise no objection to the proposed

development

1. 20/04726/FUL – 11 Littleton Lane – Single Storey Side Extension

20/03062/FUL – Stonehurst – Front Boundary Fence

It was noted that both these developments had been approved by the planning authority.

**21/70 PARISH COUNCIL FINANCES**

# The Clerk presented his customary report on the finances of the Parish Council and made reference to the annual order of a wreath for Remembrance Sunday.

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

ii) the Clerk be authorised to order a wreath

**21/71 ACCOUNTS FOR PAYMENT**

RESOLVED: that the following payments be authorised:- £

1) Clerk’s salary – October (less tax) 128.80

2) HMRC – PAYE – October 32.20

3) Typing and office services 15.00

4) Dougherty & Allen – Room Hire 48.00

5) Litter Warden – 9 weeks @ £15 135.00

**21/72 CLERK’S EXPENSES**

RESOLVED: that the Clerk’s expenses be reimbursed in the sum of £3.00

**20/73** **CORRESPONDENCE RECEIVED**

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

Cheshire West and Chester Council – Planning notifications

Cheshire Constabulary – PCSO Linda Bailey – Newsletters

Cheshire Association of Local Councils – E Bulletins

Christleton Parish Council – Christleton Law College Development

Jonathan Masters, Bridgemere Group – Christleton Law College Development

John Beckitt, Christleton PC – Zoom briefing

Angela Roberts – traffic/pedestrian issues

Karen Campbell – Law College Access Plans

Sarah Steen – Law College Haul Road Route Objections

Nicola Jaynes – Car Parking Near to CRUFC

**20/74 CALENDAR OF MEETINGS**

RESOLVED: That the next Meeting of the Parish Council be held on

Monday 6 December 2021