

HATHERTON AND WALGHERTON PARISH COUNCIL**MINUTES OF THE MEETING HELD ON MONDAY 4th DECEMBER 2017****Present:**

Cllr Ian Bennion, Cllr Steve Boyes, Cllr Neil Clowes, Cllr Barry Dakin, Cllr Nigel Dibben, Cllr Chris Knibbs (Chairman), Cllr Steve Mitchell.

In attendance

Ward Councillor Janet Clowes, Christine Knibbs (Parish Clerk),

17/39 APOLOGIES FOR ABSENCE

Received from Cllr Rob Tindall.

17/40 DECLARATIONS OF INTEREST

In relation to items on the agenda, Cllr Bennion declared an interest in planning application 17/5713N as the property owner; he was not present for discussion of this item. Cllr Neil Clowes declared an interest in 17/5989N, as a friend of the applicant, and did not participate in discussion of this item.

17/41 MINUTES OF THE PREVIOUS MEETING

Resolved that the minutes of the meeting held on 25th September 2017 be approved as a true and correct record and signed by the Chairman.

17/42 MATTERS ARISING

17/31.2.5 Cllr Knibbs to contact Oak Dene regarding boundary screening.

17/34 Cllr Knibbs to contact Highways Officer, Wayne Ashdown, to request traffic slowing at the Park Lane/A529 junction be included in minor works programme.

All other matters arising had been dealt with or are raised as agenda items.

17/43 PLANNING MATTERS

The Planning Log and the Minutes of the Planning Committee meeting held on 1st November were reviewed. It was confirmed that the minutes of the Planning Committee were an accurate record.

17/43.1 Decisions awaited:

- **16/4116N – Fisherman’s Retreat** – It was understood further information had been provided to Planning.
- **17/2211N – Grain Store, Whittakers Green** – Decision expected in December. Should approval be granted, it will be subject to strict conditions that there should be no additional HGV traffic above current approved levels.
- **17/4961N – Woodside Barn – horse riding arena** – It was reported that a new survey had recently been conducted by CE Ecology Officer.
- **17/53/65N – Detached house at Quinton’s Orchard.**
- **17/4978N – Brookfield Golf Course Buildings– change of use to a residential dwelling and offices.** Revised plans had been submitted. Cllr Boyes suggested that the owners should be required to submit a master plan for the whole site rather than creeping piecemeal development.

- **17/4056N – New House, Lea Forge – erection of garage/workshop.** An appeal against refusal had been lodged. Comments in support of refusal had been submitted via Doddington & District Parish Council.
- **17/4644N – Park House Farm – change of use of agricultural building into two dwellings.** An appeal against refusal had been lodged. It was not clear whether the applicants had provided proof to CEC that this building had previously been in agricultural use.
Resolved to reiterate Parish Council comments to the Planning Inspector.

17/43.2 Recent applications for review:

- **17/5313N – Dagfields Centre - replacement animal village building with new workshop/sales area.** As this was a replacement to an existing building, there was no objection to the proposals. The application contains conflicting statements as to the size of the sales/production area which require clarification.
Resolved to comment on this application.
- **17/5989N - The Hollies, Park Lane, Hatherton CW5 7QX - Proposed steel framed barn.** Questions were raised about the justification for an agricultural building at this location, and the planning officer should ascertain the intended agricultural use for the building. The plans show it appears to be an unsightly building at the edge of the holding. It was suggested that should permission be granted it should be subject to the condition that the building should be removed if it ceases to be used for agricultural purposes.
Resolved to comment on this application.

17/43.3 16/5719N - Doddington Estate – 102 dwellings across 12 sites

This application was refused at the Strategic Planning meeting held on 27th September 2017 on several material grounds.

17/44 HS2 Crewe Hub Masterplan Vision Consultation

This was reviewed. In terms of the proposed major re-development of Crewe, this is likely to have implications for the wider area including Wybunbury Ward parishes. Cheshire Wildlife Trust are involved in the consultation.

Resolved to comment via the questionnaire.

17/45 WYBUNBURY & DISTRICT COMBINED NEIGHBOURHOOD PLAN

Ward Councillor Clowes updated the meeting on the current progress of the NP. An information sheet setting out NP Visions and Aims has been prepared for delivery to all households. The final report from the first public consultation is on the NP website: www.wybunburynp.co.uk.

17/46 CHESHIRE EAST HOUSING STRATEGY 2018-23 CONSULTATION

It was noted that the Strategy contains no detail on construction standards because much of the strategy is based on central government and building regulations. Ward Councillor Clowes confirmed she will be reviewing this document to check it gives sufficient weight to future demographics, e.g. the elderly, starter homes, one bedroomed flats/apartments.

Resolved to comment via the survey.

17/47 FINANCE REPORT

17/47.1 The finance report had been previously circulated and showed a bank balance of £3919 as at 26th November, with no unrepresented cheques.

17/47.2 Payments authorised at meeting

Payee	Reason for expenditure	Amount £	Cheque No
Scottish Power	Electricity for street lamp	79.88	417
Audlem Comm.Responders	Donation for 2017/18	200.00	418
Hankelow Methodist Church	Room Hire 2017/18 financial year	240.00	419
Christine Knibbs	Net salary & expenses Oct/Nov	280.49	420
Post Office Ltd*	PAYE for Oct/Nov	65.20	421

*Note – HMRC to withdraw Post Office payment option on 15th December 2017

17/47.3 Spending against budget

The current spend against budget for 2017/18 was noted.

17/47.4 Proposed Budget for 2018/19

The Council considered the draft budget for 2018/19 which is in the sum of £4571, noting some small increases/decreases across a few items where next year's costs are still to be set. The end of year 2017/18 bank balance is projected to be approximately £1733, but it is not currently known if the £400 budgeted for Neighbourhood Planning and £300 budgeted for contingency will be spent during this financial year. The 2018/19 budget for Neighbourhood Planning has been raised to £500 in line with Steering Group recommendations based on the number of households in the parish.

Resolved that the budget for 2018/19 be approved in the sum of £4571.

17/47.5 Precept Recommendation 2018/19

A letter from Cheshire East dated 17th November indicates that the tax base for Hatherton & Walgherton Parish Council area is likely to be 246.66 compared to 250.77 currently. Cheshire East Council is due to fix its tax base for the financial year 2018/19 by resolution of the Council on 14th December 2017. Retaining the Parish Council's current year's precept value of £3,702 would increase Band D Council Tax to £15.01 for 2018/19 (currently £14.76). In order to cover anticipated Neighbourhood Plan costs, it is recommended to seek a precept increase to £4195 for the 2018/19 year. This would increase Band D Council Tax to £17.01.

Resolved that a precept of £4195 be requested for 2018/19.

17/47.6 External Audit for the 2017/18 financial year

The Council has been notified of the appointment of external auditors for the five-year period commencing with the 2017/18 financial year at a fee of £200 for limited assurance review for smaller authorities with income/expenditure of £0-25,000. There is the potential for smaller authorities to declare themselves "exempt" provided they meet transparency criteria.

Resolved that the Parish Council should declare itself "exempt" from the limited assurance review.

Resolved - that all the matters comprising the financial report be approved.

17/48 HIGHWAYS MATTERS

The following highways issues were discussed:

- A serious accident had occurred on the B5071 near the Park Lane junction.
- Serious disruption to property on the A51 because of road vibrations caused by HGVs. This has been investigated and acknowledged by CE Highways and requires remedial work which will involve the partial closure of the A51.
- An update on planned safety improvements to the A529. It is understood that some of the improvement work has been delayed because of the recent major roadworks on the Middlewich Road.

Resolved that Ward Councillor Clowes will invite a Highways Officer to attend the next parish council meeting on 29th January.

17/49 CORRESPONDENCE RECEIVED

A burglary alert had been received from Cheshire Constabulary. Three burglaries had recently occurred from outbuildings at properties on or near to Bridgemere Lane.

17/50 ANY OTHER BUSINESS

17/50.1 Councillors were reminded there were two vacancies for Parish Councillors – one for Hatherton and one for Walgherton. Anyone interested should contact the Clerk.

17/50.2 ADCA have organised weekly “Munch and Crunch” sessions to take place at Hankelow Chapel every Wednesday, 11am to 3pm, at which lunch will be available. All residents are welcome to attend.

17/51 DATE OF NEXT MEETINGS

Monday 29th January 2018 - to held at Hankelow Chapel.

The meeting closed at 10.00 pm