

**MINUTES OF THE MEETING OF MALPAS PARISH COUNCIL  
HELD ON MONDAY 18<sup>TH</sup> DECEMBER 2017 IN THE JUBILEE HALL AT 7 PM**

| <p><b>PRESENT</b><br/>Cllrs John Webb (Vice Chairman), Charles Lowick Higgin, Eric Bickley, John Bickley, Martin Shackleton Sarah Thomas, Adrian Waddelove, Chris Whitehurst, Ann Woollam.<br/>The Clerk.</p>  |   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
|--|---|---------|--------------------------|---|--------------------------|---|-------------|----------------------------------|-----------------|---|------------------|---|-------------|--|---------------|---------------------------------------|--|
| <p><b>156 APOLOGIES</b><br/>Cllrs Katie Norris (Chairman), Tina Barnett, Sue Griffith, Roma Hancock, Karen Meredith.</p>   |   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| <p><b>157 DECLARATION OF INTERESTS</b><br/>Cllr Eric Bickley declared a pecuniary interest in item 173 of the minutes.<br/>Cllr John Bickley declared a pecuniary interest in item 173 of the minutes.</p>   |   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| <p><b>158 APPROVAL OF THE MINUTES</b><br/><b>Resolved: - Item 135 was amended to include “In addition to Cllr Waddelove,”. The vice Chairman then signed the minutes of the Parish Council meeting that was held on 13<sup>th</sup> November 2017 as a true and proper record. Proposed by Cllr Lowick Higgin and seconded by Cllr Thomas.</b></p>   |   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| <p><b>159 OPEN FORUM</b><br/>Cllrs Eric and John Bickley updated the meeting about the King’s Chair.</p>   |   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| <p><b>160 POLICE REPORT</b><br/>160.1 <u>Police Report:-</u><br/>In the absence of the police the following report was sent:-</p> <table border="1" data-bbox="188 1077 1358 1496"> <thead> <tr> <th>Offence</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>Theft from motor vehicle</td> <td>Cross o’ th’ Hill Road – Power tools taken from a motor vehicle</td> </tr> <tr> <td>Theft from motor vehicle</td> <td>Cross o’ th’ Hill Road – Power tools taken from a motor vehicle</td> </tr> <tr> <td>Theft Other</td> <td>Agden Lane – Wooded gates stolen</td> </tr> <tr> <td>Criminal Damage</td> <td>Well Avenue – Tyres slashed on a vehicle parked on driveway</td> </tr> <tr> <td>Attempt Burglary</td> <td>Hampton – Nothing taken from the property</td> </tr> <tr> <td>Theft Other</td> <td>Old Coach Road – Theft of electric fencing</td> </tr> <tr> <td>Theft - Other</td> <td>Edge Lane – Theft of electric fencing</td> </tr> </tbody> </table> <p><b>Ongoing Issues :-</b><br/> <b>Parking Outside Schools</b> – We have received several complaints regarding inconsiderate parking outside local schools in the mornings and afternoons, we are currently working with our partners at CW&amp;C to try and attend some schools and enforce parking regulations where possible.<br/> <b>Speeding</b> – We will be looking to monitor speeding throughout Malpas Ward over the next few Months and where possible deploy both the SID (speed Indicator Device) and TrueCam with a view to deterring and where necessary prosecuting those who do not abide by the speed limits.<br/> <b>Police Surgeries and Meetings</b> – are an opportunity for residents to meet local officers and report any concerns or issues they might have.</p> <ul style="list-style-type: none"> <li>• Malpas Parish Council Surgery 10-12 am at the Jubilee Hall on Saturday 06/01/2018</li> <li>• Malpas Parish Council Meeting 7 pm at the Jubilee Hall on Monday 08/01/2018</li> </ul> | Offence   | Details | Theft from motor vehicle | Cross o’ th’ Hill Road – Power tools taken from a motor vehicle | Theft from motor vehicle | Cross o’ th’ Hill Road – Power tools taken from a motor vehicle | Theft Other | Agden Lane – Wooded gates stolen | Criminal Damage | Well Avenue – Tyres slashed on a vehicle parked on driveway | Attempt Burglary | Hampton – Nothing taken from the property | Theft Other | Old Coach Road – Theft of electric fencing | Theft - Other | Edge Lane – Theft of electric fencing |  |
| Offence  | Details   |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Theft from motor vehicle   | Cross o’ th’ Hill Road – Power tools taken from a motor vehicle |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Theft from motor vehicle   | Cross o’ th’ Hill Road – Power tools taken from a motor vehicle |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Theft Other  | Agden Lane – Wooded gates stolen                                |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Criminal Damage  | Well Avenue – Tyres slashed on a vehicle parked on driveway     |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Attempt Burglary   | Hampton – Nothing taken from the property                       |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Theft Other  | Old Coach Road – Theft of electric fencing                      |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |
| Theft - Other  | Edge Lane – Theft of electric fencing                           |         |                          |   |                          |   |             |                                  |                 |   |                  |   |             |  |               |                                       |  |

• Church Street Café 2-3 pm on Thursday 18/01/2018

## 161 ACCOUNTS

161.1 Donation to Malpas Parish News:-

**Resolved:- The Council agreed to donate £400.00 to Malpas Parish News.**

**Proposed by Cllr Lowick Higgle and seconded by Cllr Shackleton.**

161.2 Payments Approved:-

| Chq No | Payee                         | Statutory Power | Amount   |
|--------|-------------------------------|-----------------|----------|
| 160    | Running Costs                 | s.111           | £ 12.76  |
| 161    | Walkers Nurseries             | s.137           | £ 752.70 |
| 162    | Smiths of Derby               |                 | £ 268.80 |
| 163    | Victoria Jubilee Hall         | s.111           | £ 12.00  |
| 164    | DONATION:- Malpas Parish News | s.137           | £ 400.00 |

The Clerk's salary was paid by standing order.

Receipts Received:-

Allotment Annual Rent - £52.00

Bank Account:-

The reconciled balance in the current bank account as at 1<sup>st</sup> December 2017 was £57,028.58, Allocation of funds as follows:-

- Parish Council - £19,035.05
- Christmas Lights Funding - £846.24
- New Homes Bonus - £34,768.00
- Allotments (balance of £3,600 transferred from NHB allocation) - £1,301.87
- Allotment Deposits (ring fence in accounts) - £350.00
- Neighbourhood Plan - £727.42

**Resolved: - The Council agreed to the above payments. Proposed by Cllr Eric Bickley and seconded by Cllr Thomas.**

## 162 CODE OF CONDUCT

The Council has received a complaint regarding comments posted on Facebook by Cllr Lowick Higgle about Malpas Alport Primary School.

Cllr Lowick Higgle apologised for the comments and recognised that he had got carried away.

The views expressed by Cllr Lowick Higgle were not those of the Parish Council.

The Council agreed to write to the school will to confirm the above.

The Council agreed to look again at the Social Media policy in light of the fact that CW&C have recently updated theirs.

## 163 SURGERY ROTA

To receive update from December surgery:-

| ISSUE                   | CONCERNS RAISED AND ACTION TAKEN   |
|-------------------------|--|
| (i) 10 Springfield Road | Continuing complaint about the state of the garden at 10, Springfield Road.<br>Matter has been reported to Sanctuary housing.  |
| (ii) Village Walkabout  | Request that village walkabout with Police, Highways, Streetscene, Sanctuary and Parish Council is re-introduced.<br>Clerk has sent request to CW&C Localities Team. |
| (iii) Drug Dealing      | Complaint directed to PC Ged Gigg who was at the   |

|   |   |
|---|---|
|   | surgery.  |
| (iv) Parking in the village                           | Request that traffic warden is engaged again. Clerk has requested action from CW&C.   |
| (v) No Ball Games Sign                                | The "No Ball Games" signs on the green space off Springfield Road have been cut down by CW&C. Request has been sent to understand what is planned for the area.   |
| (vi) Grant request for gates on Fire station car park | At the request of the Fire Service, the Young Persons Centre wish to close off the Fire Station Car Park to stop pedestrians walking through when the car park when the Fire service are holding practice sessions. The resident was informed about the Parish Council grant process and pointed towards the application forms.           |
| (vii) Bovis   | Complaint about the continuing noise from loud music and the reversing safety beeper on vehicles. Also about the mud on Well Street. – The road is being swept on a weekly basis. Resident was advised to obtain photographs of any mud and record the dates and times. Cllr Whitehurst will try to get the monthly meetings re-instated. |
| (viii) Primary School development                     | Complaint about the removal of the Old School House and the Horse Chestnut Tree. Resident was advised about the planning history and surrounding circumstances, factors and failed attempts to halt the development in the village centre that had resulted in the current situation.   |
| (ix) Village Traffic Congestion                       | Complaint about the congestion on the High Street. Request to consider the installation of traffic lights on the High Street and a roundabout at the junction with Chester Road. To be considered as part of the village traffic plan.  |
| (x) Malpas Chip Shop                                  | Concerns raised over the state of the Chip Shop building and the potential safety hazard. The matter has been raised with CW&C Building Control department and a planning application has since been submitted to carry out the necessary repair work.  |
| (xi) New Malpas Tourist Signage                       | Clarification of the wording on the board to be provided to resident.   |

## 164 PLANNING

### 164.1 Applications:-

17/04948/LDC - extension of domestic curtilage at Dog Lane Farm, Dog Lane Oldcastle Malpas

**Observations:- This application seeks to grant a certificate of Lawfulness. To qualify the building/land must have been in use as such for at least 10 years and have appropriate evidence to show this. This application has evidence to show that this land was used as a garden to the farm house going back to 2001.**

14/04961/LBC - Single storey extension to rear at Gams Wood Cottage Kidnal Hill Lane Overton Malpas

**Observations:-** This is a grade 11 listed building. Earlier this year the applicant applied for a single storey oak mansard 17/0240/LBC which was withdrawn. The extension is to be built onto an existing extension which was granted in 1989 and not onto the original cottage. As this is a listed building we would want to ensure that the Conservation Officer is happy with the design and material used. Although the applicant makes no mention of the Neighbourhood Plan we would draw your attention to polies BE1, BER3, BE4, and LC1. We also note that there is a planning guideline of 30% increase in floor space when granting permission for extension to existing buildings.

14/04960/FUL - Single storey extension to rear at Gams Wood Cottage Kidnal Hill Lane Overton Malpas

**Observations:- as above.**

17/04958/S73 - Variation to Condition 2 on Planning Application 17/01966/FUL (Demolition of existing school house building and erection of classroom and support accommodation building, extensions to existing school building and expansion of car park) at Malpas Alport Endowed Primary School, Chester Road Malpas

**Observations:-** This variation seeks to alter the roof at the back of the building. Malpas Parish council would want to ensure that any alterations conforms to the Neighbourhood plan. In addition we would to ensure that the conservation officer is happy with the alterations both in terms of design and materials used as this development falls within the Malpas Conservation area.

17/05052/S73 - Variation of condition 16 of planning permission 16/01179/FUL for Demolition of existing outbuildings and erection of 6 dwellings at Boogles Barn Tilston Road Overton Malpas

**Observations:-** Condition 16 states that a scheme for surface water drainage must be approved before development starts. This is to promote sustainable development, secure and proper drainage and to manage the risk of flooding. This is an area where there is a risk of flooding. The Parish council would not support this application. The developer has had ample time to develop such a scheme and it has known from the start of the planning process that a scheme would be needed.

17/04935/S73 - Variation of Condition 2 on Planning Application 16/00958/FUL (Change of use of agricultural land to equestrian use, with the erection of a stable block, horse walker and extension to existing driveway) at Mount View Farm, Wrexham Road, Malpas

**Observations:-** Variation of Condition 2 of the Planning Application 16/00958/FUL (change of use of agricultural Land to equestrian use with the erection of a stable block, horse walker and extension to existing driveway. Condition 2 states that development is permitted provided that it is carried out accordance with the approved plans and drawings.

In our original comments we expressed concern over the size of the development and that we wanted to ensure it was for domestic use only. Under this application the horse walker now has mesh sides and no roof. In the original plans it had solid side panels and a roof.

The height of the barn is now 450mm higher.

The stable roof is slightly lower and the footprint is slightly smaller.

We have no objection to the conversion of agricultural land to equine use, but

**have concerns about the size of the development. We therefore welcome the fact that the stable roof is slightly lower and the footprint is slightly smaller, but have concerns that the height of the barn is now 450 mm higher.**

- 164.2 To consider any applications received after the agenda has been distributed:-  
17/04664/OUT - Residential development for up to 57 dwellings, the provision of a Community Health Hub and open space at Land off Chester Road, Malpas  
17/05292/FUL - Replace Shop Front and Supporting beam above at The Malpas Chippy Church Street Malpas

The above planning applications are to be considered at the January meeting.

- 164.3 Recent decisions by CW&C:-

Approved:-

17/01000/FUL – The Oxhays, Wrexham Road, Malpas  
16/04716/FUL – St Josephs College, Tilston Road, Malpas

Prior Approval not required:-

17/04436/PDQ – Dog Lane Farm, Dog Lane, Oldcastle, Malpas

- 164.3 To receive planning updates:-

Nothing to report.

- 164.5 Bovis Development:-

CW&C are taking legal action against Bovis regarding the excessive advertising material at the Bovis site.

It is hoped to reintroduce the monthly meetings with the Council, Bovis and planning officers.

- 164.6 Malpas Alport Primary School:-

Work has commenced.

- 164.7 Local Plan (Part Two) Land Allocations and Detailed Policies:-

The planning steering group are to look at the documents.

- 164.8 Publication of the No Mans Heath & District Neighbourhood Development Plan:-

The planning steering group are to look at the documents.

## **165 HIGHWAYS**

- 165.1 Speeding:-

Cllrs expressed concerns regarding speeding in the village. The Clerk is to contact the police and request that speed limits are enforced and appropriate action taken.

Cllr Eric Bickley agreed to volunteer for the speed watch initiative.

- 165.2 Tilston Road:-

The Council has received a request for a pedestrian crossing, this will form part of the Village Traffic Congestion Plan.

- 165.3 Chester Road Waiting restrictions:-

CW&C have agreed to the Council's request for the introduction of single yellow line restrictions with associated timings of Monday to Friday 8:00am to 9:00am and 3:00pm to 4:00pm to match school drop off and pick up times outside Alport Primary School. A formal public consultation is to take place.

## **166 BUS SHELTERS**

No update on the new bus shelter.

Request is to be sent to Streetscene to clean the bus shelter outside The Crown.

## **167 ALLOTMENTS**

Update as follows:-

- The draft minutes of the December meeting of Malpas Mosslands Allotment Holders Association were previously circulated to councillors.
- Cllr Lowick Higgle circulated costings to install stand pipes at the site which the Council had previously agreed in principle to pay for.

|   |  |
|---|--|
| <p><b>Resolved:- The Council agreed to pay £224.52 in respect of materials to install stand pipes at the allotment site. Proposed by Cllr Thomas and seconded by Cllr Eric Bickley.</b></p>   |  |
| <p><b>168 PARISH INFORMATION BOARDS</b><br/> A proof of the Church Information Board was circulated to Cllrs.<br/> The Council made the following observations / comments:-</p> <ul style="list-style-type: none"> <li>• The lettering should be DDA compliant;</li> <li>• Query whether the background and font will be the same as used in the village information boards;</li> <li>• Suggestion to contextualize the contents of the information board and to include that it is listed in the book England's 1000 Best Churches by Simon Jenkins.</li> </ul>  |  |
| <p><b>169 VILLAGE BOUNDARY SIGNS</b><br/> Cllr Griffiths has sent a note to advise that the wording on the signs is now to state "Welcome to Malpas".<br/> The Council agreed to contact Canon Davenport for confirmation of the wording.</p>   |  |
| <p><b>170 APPEARANCE OF THE VILLAGE</b><br/> A team of Cllrs met to tidy up the cross area. The Council formally thanked Cllr Norris, Whitehurst, Thomas and Bickley for their hard work.<br/> A list of improvements is to be considered at the January meeting and the Council are to consider the budget.</p>  |  |
| <p><b>171 PETER HOWELL</b><br/> One quote has been received for a Community Noticeboard to be erected in the church porch in memory of Peter Howell. The Council are to obtain 2 further quotes.</p>  |  |
| <p><b>172 CHRISTMAS</b><br/> The Christmas market and grotto took place Saturday 25<sup>th</sup> November followed by the lights switch on and Carols in St Oswald's Church. The event was a big success; the figures are to be finalised. The Council recorded a formal vote of thanks to the Clerk and Cllrs Whitehurst and Shackleton.</p>   |  |
| <p><b>173 KING'S CHAIR</b><br/> The King's Chair is to be bequeathed to the people of Malpas and there is to be a formal written request that the Council to act as trustees. A breakdown of the costs was presented to the Council (see attached).<br/> <b>Resolved:- That the Council agree to donate £196.00 in respect of the outstanding balance. Proposed by Cllr Shackleton and seconded by Cllr Lowick Higgie. The votes cast were recorded as follows:-</b><br/> <b>For :- Cllrs Webb, Lowick Higgie, Shackleton, Thomas, Woollam.</b><br/> <b>Against:- Cllr Waddelove. Abstained:- Cllrs Whitehurst.</b><br/> <b>Unable to take part in the vote:- Eric Bickley, John Bickley.</b></p> |  |
| <p><b>174 STREET FURNITURE</b><br/> 174.1 <u>Bench on Chester Road:-</u><br/> CW&amp;C have advised that the timber slats will need to stained every year to keep them in a good condition. A quote is due to carry out maintenance.<br/> 174.2 <u>General street furniture:-</u><br/> The Clerk is to obtain a quote for any repairs / maintenance works required for other items of street furniture in the village.<br/> The Clerk is obtain a quote for an engraved plaque for the parish council's noticeboard.</p>  |  |

|   |  |
|---|--|
| <b>175 CLERK'S REPORT</b>   |  |
| <b>Item</b>   | <b>Details</b>   |
| 1. Red Lion   | The Clerk has written to the new owners to enquire what their plans are for The Red Lion.  |
| 2. Speeding on Wrexham Road   | Reported to the police and Highways.   |
| 3. Room Bookings 2018   | Emailed sent to Jubilee Hall.  |
| 4. Stuart Milne site  | Email sent to enquire as to what Stuart Milne intend to do with the open space at the Stuart Milne site, Malpas, Cheshire. Originally, there was talk of some trees, benches and planting. |
| <b>176 EXTERNAL CORRESPONDANCE INCLUDING SUGGESTION BOX</b>   |  |
| <ul style="list-style-type: none"> <li>• List of emails received previously circulated to Cllrs.</li> <li>• Grit Bins:- The Council has received requests for grit bins to be located at Wigfield Terrace and Greenfields Lane. The Clerk is to obtain quotes for grit bins and to enquire with CW&amp;C as to who can use the grit bins.</li> <li>• Jubilee Hall:- A letter has been received to apologise for the lack of heating at the last Council meeting and to advise that they have waived the fee.</li> </ul> |  |
| <b>177 UPDATES FROM OUTSIDE ORGANISATION REPRESENTATIVES</b>  |  |
| 177.1 Burial Board:- Cllr Waddelove has spoken with the Burial Board regarding the cemetery gates being left open. Cllrs are encouraged to close the gates should they see them left open.  |  |
| 177.2 Young Person's Centre:- A copy of a letter sent to Samantha Dixon, Leader of CW&C, regarding lack of funding for the youth club.  |  |

**The meeting closed at  
8.40 p.m.**

NB copies of the attachments can be obtained from the Parish Clerk

Website:- <http://www.malpascheshire.org/>