

**MINUTES OF THE MEETING OF MALPAS PARISH COUNCIL
HELD ON MONDAY 9TH JULY 2018 IN THE JUBILEE HALL AT 7 PM**

<p>PRESENT Cllrs John Webb (Chairman), Eric Bickley, Richard Charlton, Roma Hancock, Karen Meredith, Martin Shackleton, Sarah Thomas, Adrian Waddelove, Chris Whitehurst, Ann Woollam. The Clerk. Eleven members of the public attended part of the meeting.</p>	
<p>64. APOLOGIES Cllrs Tina Barnett, John Bickley, Sue Griffith, Charles Lowick Higgle.</p>	
<p>65. DECLARATION OF INTERESTS Cllr Webb declared a non-pecuniary interest in item 73.1 and 73.8 of the minutes. Cllr Whitehurst declared a non-pecuniary interest in item 73.8 of the minutes.</p>	
<p>66. APPROVAL OF THE MINUTES Resolved: - The Chairman signed the minutes of the Parish Council meeting that was held on 11th June 2018 as a true and proper record. Proposed by Cllr Charlton and seconded by Cllr Whitehurst. Resolved :- The Chairman signed the minutes of the Parish Council extraordinary meeting that was held on 2nd July 2018 as a true and proper record. Proposed by Cllr Whitehurst and seconded by Cllr Meredith.</p>	
<p>67. OPEN FORUM The following issues were raised: -</p> <ul style="list-style-type: none"> • Concerns were raised regarding a pothole on Cross o'th' Hill road and the lack of a handrail on both sides at the steps located to the left of The Cross. • Patrick Lomax, Land Planning Ltd, spoke to the meeting about the current affordable housing requirements in the village and the provision of living accommodation for key service workers in the village. He offered to contribute towards the cost of a survey to establish current housing requirements in the village. • Danny Drayton, Bovis Homes, apologised to the village on behalf of Bovis Homes further to a recent letter that was sent to Bovis regarding the disruptive nature of the site for neighbouring properties. He is trying to make amends and has visited some neighbours to go through the issues. He advised that he will make sure that the agreed actions are followed through to create a better environment. The Council raised various concerns including the state of the site. It is hoped to reinstate the regular meetings between the Council, CW&C and Bovis to ensure that matters are dealt with as soon as possible. • It was reported that there are a large number of frogs and newts in Mercer Close and Brereton Close – both inside and outside properties. • Mr Evans spoke to the meeting about his spoke about his proposed development in response to a number of questions. 	
<p>68. POLICE REPORT PCSO Jon Hurst sent his apologies. The police report has been circulated.</p>	

The Council understands that the police are to tarmac a layby on Chester Road to locate the traffic enforcement vehicle. This has been triggered by the large number of vehicles speeding on Chester Road.

The Council agreed to write and thank the Police Commissioner.

69. ACCOUNTS

69.1 Payments Approved: -

Chq No	Payee	Statutory Power	Amount
201	Running Costs	s.111	£ 67.96
202	PG Skips (removal of moss on St Oswald's Close)		£ 144.00
203	DJA Property Services (revarnish seat)		£ 150.00
204	Broxton Gates (allotments costs)		£ 224.52
205	D J Parker (general village maintenance)		£ 250.00
206	Victoria Jubilee Hall	s.111	£ 37.00

The Clerk's salary was paid by standing order.

Receipts Received: -

Allotments: - £ 184.66 (£150.00 key deposits; £34.66 annual rent pro rata)

VAT refund: - £1,039.90

Bank Account: -

The reconciled balance in the current bank account as at 30th June 2018 was £61,882.68. The funds are allocated as follows: -

- Parish Council - £25,368.82
- Christmas Lights Funding - £311.57
- New Homes Bonus - £33,573.00
- Allotments (balance of £3,600 transferred from NHB allocation) - £1,301.87
- Allotment Deposits (ring fence in accounts) - £600.00
- Neighbourhood Plan - £727.42

Resolved: - The Council agreed to the above payments. Proposed by Cllr Charlton and seconded by Cllr Hancock.

70. ANNUAL AUDIT

The Audit paperwork has been sent to the external auditor.

71. INTERNAL PROCEDURES

No update regarding Council procedures.

The Clerk is working on GDPR and will be shortly sending out the documents.

72. SURGERY ROTA

To receive update from July surgery: -

ISSUE	CONCERNS RAISED AND ACTION TAKEN
(i) St Oswald's Close	Complaint received as the Council paid for the skip to remove the moss as resident felt it was unfair and discriminatory.
(ii) Dog Mess	Located at bottom of Well Street. To be reported to the dog warden.
(iii) Bovis Site	Complaints regarding overgrown grass, rubbish and flags.
(iv) McCarthy Stone	Enquiry regarding why the Council objected to the recent planning application.

(v) Cemetery	Complaint as hedge cuttings were not picked up after they were cut.
(vi) Wrexham Road	Soil and weeds on road.
(vii) Blocked Drains	These have since been reported to CW&C are due to be cleared.

73. PLANNING

73.1 Applications: -

18/02090/FUL Erection of 3 bungalows on land to the rear of The Sycamores and single storey extensions to The Sycamores, associated access and shared driveway at The Sycamores Old Hall Street Malpas

Observations: - This site abuts the conservation area and is outside the build area as defined by Cheshire West and Cheshire Local Plan part 1. The site also abuts Laurel Bank which was built in 1800s and is in a precarious state and has had to have its foundations underpinned.

Prior to the submission of this planning application the appellant felled 18 trees which formed an avenue along the well-used public footpath. Also, on the site is an orchard which will have to be felled if this application is to go ahead. We draw your attention to the Neighbourhood plan which states that for all trees felled 2 must be planted.

Due to the lay of the land which is higher than the surrounding area these 2 storey dwellings will be prominent on the land scape. Thus, they will be able to be seen from the surrounding area. This site forms part of key views, Policy LC3 of the Neighbourhood Plan see fig 5.1

Other policies which affect this proposal are BE1, BE2, BE3, LC1 LC3 and H4. The dwellings are described by the applicant as bungalows. They are two storey 4 bedded dwellings. Their design is not in keeping with the character of the existing dwellings. The Neighbourhood Plan states that the dwellings must be a positive addition to the existing build form. See policies BE1 and BE2.

The applicant describes this site as infill. We would draw your attention to CWAC local plan Part 1 where infill is defined as no more than 2 dwellings in the gap between two existing buildings.

The Council has very grave concerns about the shared drive way, access and safety. The access point is not wide enough for two cars to pass safely. The drive is very steep and would be dangerous in the winter. The visibility is not good either. This access is at a point where visibility is also hampered by parked cars from the surgery. The revised application seeks to address this issue but, in our view, fails to provide a satisfactory solution to this problem.

The Council do not support this application and would strongly recommend that it is refused.

Resolved: - The Council agreed to the above observations. Proposed by Cllr Hancock and seconded by Cllr Thomas.

18/01848/FUL - Alterations and extensions to provide enhanced dining/drinking floor space, refurbished and additional guest bedrooms, and parking for 33 no. cars, following the partial demolition of existing outbuildings. At Red Lion, Old Hall Street, Malpas

Observations: - The Council welcomes the development of such a prominent building in the High Street and the prospect of bring employment to the Village. The Red Lion is in the Conservation area. It is listed in the Neighbourhood Plan (appendix D) as a character building and structure. Tudor Cottage and the old bakery (also known as White Cottage) are both grade 11 listed buildings.

The Council note that the work will include the felling of the Mulberry Tree and would draw your attention to the NP which states that for every tree felled two must be replanted.

Care must be taken to ensure that the street scene down Well Street doesn't resemble a tunnel with high wall on both sides,

We draw your attention to Polies BE3, BE4 and SF1 of the Neighbourhood Plan the Parish Council are minded that the number of parking spaces provided must comply Cheshire Wests and Chester parking strategy document

The Council would want to ensure that both the listed Buildings Officer and the Conservation Officers are both happy with the materials to be used and the plans. The Council request that there is an archaeological watching brief. The Council would want to ensure that there is a construction programme with adequate provision for construction traffic and deliveries to minimise disruption in the High Street. The Council welcome an ongoing liaison with the applicant whilst building work takes place at the site.

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

18/02374/FUL - Two storey rear extension at Stoneyhurst, 5 Hollowood Road, Malpas

Observations: - The Council would draw attention to Policy BE3 of the Neighbourhood Plan. This extension will not have any impact on the street scene. However, the Council do have some reservation about the size of the extension in relation to the original house.

Resolved: - The Council agreed to the above observations. Proposed by Cllr Charlton and seconded by Cllr Thomas.

18/01211/REM - Residential Development for up to 6 dwellings following demolition of existing bungalow at The Cedars, Old Hall Street, Malpas

Observations: - The online plans are very small and it is difficult to see how this planning application is different to the previous one. The Council requests that CW&C confirm what amendments have been made to this new planning application. The Council wish to request for clarification regarding the slight diversion to the footpath (FP4). The Council wish to reiterate their previous comments made in respect of this planning application.

Resolved: - The Council agreed to the above observations. Proposed by Cllr Charlton and seconded by Cllr Webb.

18/02417/FUL - Two storey extension and garage at Oldcastle Mill Granary Oldcastle Mill Lane Oldcastle Malpas

Observations: - This is in the rural area and as such will be in open countryside. The Council refers to the Neighbourhood Plan in particular policy BE3. The scale of the extension in relation to the existing building is a consideration.

Resolved: - The Council agreed to the above observations. Proposed by Cllr Meredith and seconded by Cllr E Bickley.

73.2 To consider any applications received after the agenda has been distributed: -

18/02502/FUL - Alternative design for dwelling on Plot 11 (previously approved under 16/04716/FUL) at St Joseph's College Tilston Road Malpas

18/02503/FUL - Alternative design for dwelling on Plot 10 (previously approved under 16/04716/FUL) at St Joseph's College Tilston Road Malpas

18/02507/FUL - Alternative design for dwelling on Plot 8 (previously approved under 16/04716/FUL) at St Joseph's College Tilston Road Malpas

18/02419/FUL - Demolition of the farm house and the erection of two live-work units at Land Adjacent to Dog Lane Farm Dog Lane Oldcastle Malpas

The Council agreed to defer to the planning steering group for observations for the above planning applications.

73.3 Recent decisions by CW&C: -
None have been received.

73.4 To receive planning updates: -
Nothing to report.

73.5 Bovis Development:
See Open Forum for update.

73.6 Malpas Alport Primary School: -
Nothing new to report.

73.7 Chester Road Development: -
No update.

73.8 Housing Needs Survey:-

The Council understands that CW&C have a waiting list of people who are interested in affordable housing in Malpas. CW&C do not have a breakdown of the individual requirements for the people who are on the list.

The Council felt that a deeper analysis is required before further affordable housing is built in Malpas.

The Council considered carrying out a Housing Needs Survey and to include the numbers of people who are interested in truly affordable housing in the village.

The survey would reveal the true demand in the village for affordable housing and what type is required.

This would help determine negotiations between the CLT and the developers of the Chester Road site with CLT being the provider for truly affordable housing at the site.

Resolved: - Rather than carry out a Housing Needs Survey, the Council agreed to contact CW&C and request the following information: -

- **How many people are currently on the waiting list for affordable housing in Malpas;**
- **When was the list last updated;**
- **What type of accommodation do people require;**
- **How many people on the list currently live in the Malpas ward;**
- **Can the Parish Council contact individuals on the list for further information.**

Proposed by Cllr Shackleton and seconded by Cllr E Bickley.

74 HIGHWAYS

74.1 Footpath and access along Chester Road to Hampton: -

The Clerk is to obtain clarification from CW&C further to confirmation that the work would be carried out during the summer holidays.

74.2 Parking: -

The Council are to hold a workshop on Monday 13th August to prepare for the consultation with the village.

74.3 Speeding on Wrexham Road: -

The Clerk has contacted Highways to explore the options available.

74.4 Community Speeding Initiative: -

<p>Cllr Charlton has volunteered to help. Cllr Whitehurst is to follow up organising sessions.</p>	
<p>75 ALLOTMENTS 75.1 Site Works: - All plots have been allocated at the site and there is a waiting list. Work is still required to widen the access to the site. The Clerk is to write to an allotment holder regarding the state of their plot. The Council are to request that Edward Reeves tops the bottom of the site. 75.2 Providing further plots: - The Council considered whether to invest in creating a further six plots at the allotment site and agreed to review the matter at the November meeting.</p>	
<p>76 VILLAGE BOUNDARY SIGNS Cllr Whitehurst is to pass the project over to Cllr Griffith.</p>	
<p>77. APPEARANCE OF MALPAS Update: -</p> <ul style="list-style-type: none"> • Best Kept Village Competition: - the judges have visited the village; further photographs of the unveiled Crown Inn and the flower planters are to be forwarded. • Floral Displays: - the hanging baskets are all up in the village. • Planters: - four planters have been installed at various locations in the village as agreed by the Council. The Council agreed to defer purchasing additional planters and note the recent comments that were made by residents on Facebook. <p>The Council made a vote of thanks to Cllr Griffith and team for all their hard work and efforts to improve the appearance of the village.</p>	
<p>78. STEPS NEXT TO THE CROSS Plans of the proposal are being prepared.</p>	
<p>79. SIGNAGE AT PROSPECT DRIVE The Council have contacted Prospect House to request if they would consider purchasing a sign to warn drivers of pedestrians crossing at the bottom of Prospect Drive.</p>	
<p>80. ST OSWALD'S CLOSE – GRASS CUTTINGS The skip has been delivered and the area now cleared. Residents thanked the Council for their help.</p>	
<p>81. HIGH STREET BUS SHELTER The owner of The Crown is looking to reinstate the pub to its' original state. Originally, the bus shelter originally was a free-standing structure located further down Old Hall Street and not attached to The Crown as it is at present. The owner wishes to work with the Council regarding the matter. The Council are to write to the owner of The Crown regarding payment in respect of the electricity supply for the light in the bus shelter.</p>	
<p>82. REPLACEMENT TREE AT THE OX HEYS A resident has written to the Council regarding the tree at the Ox Heys that was destroyed last year. In January 2018 it was reported that the existing tree was starting to grow, the resident stated that the current offshoot will not come to much and a proper new tree needs planting and has offered to organise the</p>	

replacement. The Council agreed to contact the resident for further details regarding his offer.		
83. DEFIBRILLATOR TRAINING The Council agreed to arrange a defibrillator training session on Saturday 29 th September. The Clerk is to make the arrangements and to advertise the event in the village.		
84. CLERK'S REPORT		
(i) Bench @ Chester Road	This has now been revarnished.	
(ii) Grit Bins	CW&C advised that payment is taken after the job has been completed.	
85. EXTERNAL CORRESPONDANCE INCLUDING SUGGESTION BOX List previously circulated to Cllrs.		
86. UPDATES FROM OUTSIDE ORGANISATION REPRESENTATIVES Nothing to report.		

The meeting closed at 9.15 p.m.

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

Website:- www.malpascheshire.org