

**MINUTES OF THE MEETING OF MALPAS PARISH COUNCIL  
HELD ON MONDAY 10<sup>TH</sup> DECEMBER 2018 IN THE JUBILEE HALL AT 7 PM**

<p><b>PRESENT</b> Cllrs John Webb (Chairman), Tina Barnett, Eric Bickley, John Bickley, Roma Hancock, Karen Meredith, Martin Shackleton, Sarah Thomas, Chris Whitehurst. The Clerk. One member of the public attended part of the meeting.</p>																	
<p><b>176. APOLOGIES</b> Cllrs Richard Charlton, Sue Griffith, Charles Lowick Higgle, Adrian Waddelove, Ann Woollam.</p>																	
<p><b>177. DECLARATION OF INTERESTS</b> Cllr Whitehurst applied to the Council for a dispensation to speak and take part in item 195 of the minutes. The dispensation was granted. Cllr Whitehurst declared a non-pecuniary interest in item 195 of the minutes.</p>																	
<p><b>178. APPROVAL OF THE MINUTES</b> <b>Resolved: - The Chairman signed the minutes of the Parish Council business meeting that was held on 12<sup>th</sup> November 2018 as a true and proper record. Proposed by Cllr Shackleton and seconded by Cllr Thomas.</b></p>																	
<p><b>179. OPEN FORUM</b> There was no consideration of this item.</p>																	
<p><b>180. POLICE REPORT</b> PC Gigg sent his apologies and supplied details of burglary and other related offences / crimes for Malpas over the last few months. There have been less than 10 offences in the past six months in the parish of Malpas, however there have been a number of offences in the surrounding areas over the same period. The police recently attended a Jubilee Hall meeting due to an increase in incidents of youth ASB at the Hall. A number of youths have been spoken to with their parents and there have been no recent reports. Concerns have been raised with the police regarding Cllr Lowick Higgle acting as a school crossing patrol person wearing a high visibility jacket with a Chester City Council logo. A member of the public has raised an official complaint regarding the matter.</p>																	
<p><b>181. ACCOUNTS</b> <u>181.1 Payments Approved: -</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Chq No</th> <th style="text-align: center;">Payee</th> <th style="text-align: center;">Statutory Power</th> <th style="text-align: center;">Amount</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">228</td> <td>Running Costs</td> <td style="text-align: center;">s.111</td> <td style="text-align: right;">£ 35.01</td> </tr> <tr> <td style="text-align: center;">229</td> <td>Walkers Nurseries (Christmas trees)</td> <td style="text-align: center;">s.137</td> <td style="text-align: right;">£ 632.70</td> </tr> <tr> <td style="text-align: center;">230</td> <td>Victoria Jubilee Hall</td> <td style="text-align: center;">s.111</td> <td style="text-align: right;">£ 32.00</td> </tr> </tbody> </table> <p>The Clerk's salary was paid by standing order.</p> <p><u>Receipts Received: -</u> None</p> <p><u>Bank Account: -</u> The reconciled balance in the current bank account as at 30<sup>th</sup> November 2018 was £56,107.77. The funds are allocated as follows: -</p> <ul style="list-style-type: none"> <li>• Parish Council - £20,111.01</li> </ul>	Chq No	Payee	Statutory Power	Amount	228	Running Costs	s.111	£ 35.01	229	Walkers Nurseries (Christmas trees)	s.137	£ 632.70	230	Victoria Jubilee Hall	s.111	£ 32.00	
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- Christmas Lights Funding - £311.57
- New Homes Bonus - £33,193.00
- Allotments (balance of £3,600 transferred from NHB allocation) - £1,114.77
- Allotment Deposits (ring fence in accounts) - £650.00
- Neighbourhood Plan - £727.42

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

## 182. SURGERY ROTA

To receive update from December surgery: -

ISSUE	CONCERNS RAISED AND ACTION TAKEN
(i) No issues raised	

## 183. PLANNING

### 183.1 Applications: -

18/04209/FUL - Demolition of existing garage building and erection of new convenience store with car parking and associated works at Malpas Garage, Old Hall Street, Malpas

**Observations:** - The Council welcome the development of this prominent and currently derelict site. The Council also welcome the bike stand. The move from the current site to this site should help to ease the congestion around The Cross in the High Street.

This site is within the Malpas Conservation Area. The Council would want to ensure that the design and materials used enhance the conservation area and are in keeping with the local character area and feel that the current plan doesn't do this.

The Council note that the development is closer to its neighbours on Well Avenue than the existing building, and would want to minimise the impact on the neighbourhood amenities. To this end the Council would want to see delivery times conditioned and access through Agden rather than increasingly congested Chester Road and the High Street. Also, the Council would want adequate screening to be provided.

The Council welcome the pull-in for deliveries but have reservations about pedestrian safety on the pavement. The 10 car parking spaces are welcomed and the Council would want to ensure that they are for customers and not used by staff cars. The Council have some reservations about the space for cars to manoeuvre in the car park. The Council draw attention to CW&C parking policy which states that for a store of this size there should be 24 car parking spaces.

Under the plans the trees backing onto Chapel Rise are to be removed. The current trees act as screening for those properties. The Council remind you that under the Neighbourhood Plan two trees are to be planted for each tree that is felled.

The Council draw attention to the policies contained within the Neighbourhood Plan BE1, BE2, DE5, SF1 SF4 and BE5.

**Proposed by Cllr E Bickley and seconded by Cllr Thomas.**

18/02419/FUL - Replacement dwelling at Land at Dog Lane Farm Dog Lane Oldcastle Malpas

**Observations:** - The Council draw attention to the Neighbourhood Plan in particular policies LE1, LE2 H2. BE1 and BE2. The Council note that the work spaces have now become a garage. Should this application be granted the Council would like to see the removal of permitted rights to ensure that any plans to turn the garages into dwellings need to be submitted.

These buildings are in open countryside and will be visible from the road, therefore adequate screening and boundary treatment would be needed. Light pollution into the open countryside would also be an issue.

The proposed dwellings will be accessed from dog lane by two new drives. The Council would want to ensure that Highways are happy that they are safe with adequate visibility.

**Proposed by Cllr Shackleton and seconded by Cllr Hancock.**

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

AND

18/03464/LBC - Internal and external alterations, partial demolitions and extensions to facilitate hotel development proposed under Reference Number: 18/01848/FUL at Red Lion Old Hall Street Malpas

**Observations:** - Under this application the number of bedrooms is reduced from 17 to 16. The bedroom annex is re-designed to ensure the amenities of the people living on Well Avenue are maintained. There will no longer be any external walkways or bedroom windows overlooking them.

The car park will still have parking for 33 cars and will include 3 electric charging points. The Council welcomes the addition of this facility to the Village.

The wall down Well Street is to be rebuilt, the Council would ask that the rebuilding plans also include the breeze block boundary wall. This would enhance the conservation area and greatly improve the visual street scene of Well Street. The Council would respectfully request that when the wall is rebuilt that Highways close the road from Well Street junction with Old Hall Street only as far as Well Avenue for safety reasons. This would allow access to Well Farm and Lancley Court and would ensure that Well Street remains a one way thus avoiding the risk of confusion and accidents.

**Proposed by Cllr Shackleton and seconded by Cllr Barnett.**

18/04480/FUL - Repairs to historic timber frame and infill panels, replacement of windows and doors, minor alterations to rear window openings renewal of roof coverings, alterations to internal floors and addition of insulation materials at Old Glebe Farmhouse Church Street Malpas

AND

18/04481/LBC - Repairs to historic timber frame and infill panels, replacement of windows and doors, minor alterations to rear window openings renewal of roof coverings, alterations to internal floors and addition of insulation materials at Old Glebe Farmhouse Church Street Malpas

**Observations:** - This property is within the Malpas Conservation area, it is a Grade II listed building. The Council would want to ensure that any renovations are in keeping with the character BE3 and BE5 of the Neighbourhood Plan. The Council has no objections provided that the design and materials used are approved by the listed buildings and conservation officers.

**Proposed by Cllr Webb and seconded by Cllr Shackleton.**

18/04462/FUL - Erection of 7 detached dwellings and associated infrastructure works at Land to The South of Berwyn View, Church Street Malpas

**Observations:** - Each dwelling has off road parking for 3 cars and 2 secure cycle parking places within the garage. In addition to cycle storage, the Council would like to see charging points for electric cars as a date has now been set for when we will all be driving them.

<p>The Council have concerns over the site layout especially at the Eastern End where the houses are much closer together and there could be problems with residents coming and going in their cars.</p> <p>There is a public footpath which runs along the south side of the proposed development. The existing hedge is to be maintained along the boundary. The Neighbourhood Plan states that there should be affordable houses on new developments. This application doesn't have any provision for affordable housing. Should CWAC agree to a commuted sum instead, Malpas PC would like to know how, when and where the money would be spent?</p> <p>This development is outside the village envelope and would therefore be in Open Countryside. The Council raises an objection to this development on the basis that that the application falls under Policy Strat 9 of Cheshire West and Cheshire Local Plan Part 1.</p> <p>We draw your attention to policies H4, BE1, BE2 BE4, BE5 LC1 and LC3 of the Neighbourhood Plan.</p> <p><b>Proposed by Cllr J Bickley and seconded by Cllr Barnett.</b></p> <p>183.2 <u>To consider any applications received after the agenda has been distributed:</u> - None have been received.</p> <p>183.3 <u>Recent decisions by CW&amp;C:</u> - None have been received.</p> <p>183.4 <u>To receive planning updates:</u> - No update.</p> <p>183.5 <u>Bovis Development:</u> - No update.</p> <p>183.6 <u>Chester Road Development:</u> - No further progress.</p>	
<p><b>184 HIGHWAYS</b></p> <p>184.1 <u>Springfields:</u> - Cllrs Whitehurst and Charlton have met with CW&amp;C to discuss grass creting of the grass verge of the green on Springfields. CW&amp;C are to provide costings.</p> <p>184.2 <u>Bradley Bridge:-</u> There is still no update as to when the traffic lights will be removed.</p> <p>184.3 <u>Pavements:-</u> The pavements on Wrexham Road have been cleared.</p>	
<p><b>185 ALLOTMENTS</b></p> <p>Nothing to report.</p>	
<p><b>186 VILLAGE BOUNDARY SIGNS</b></p> <p>Cllr Griffith and Ian Okell have approved the proofs; the signs are due to be installed.</p>	
<p><b>187 APPEARANCE OF MALPAS</b></p> <p>Update: -</p> <ul style="list-style-type: none"> <li>The Clerk is to contact CW&amp;C to request the leaves are collected and pavements cleaned throughout the village.</li> </ul>	
<p><b>188 BUS SHELTERS</b></p> <p>188.1 <u>Chester Road:</u> - The Council has instructed Paul Williams to carry out the repairs to the roof.</p> <p>188.2 <u>High Street:</u> - The Council are due to receive quotes for a replacement bus shelter for the purposes of the insurance claim. The Clerk has contacted CW&amp;C regarding potentially relocating the bus shelter. The Council agreed for Cllr Webb</p>	

and the Clerk to arrange a meeting with CW&C and the landlord of the Crown to discuss the options.		
<b>189 WARD MEMBERS BUDGET</b> Rather than apply to the ward member to provide covered bike storage in the village funding has been applied to provide a speed gun.		
<b>190 CHRISTMAS</b> Cllr Shackleton updated the meeting about the Christmas event that took place in the village on Saturday 24 <sup>th</sup> November. The recent high winds caused one of the street lights to cause damage to the property that it was fixed to. The Clerk is to contact the insurance company regarding the matter and quotes are to be obtained to carry out the necessary repairs.		
<b>191 CLERK'S REPORT</b>		
(i) Members Budget Award Scheme 2018 – 19	Form submitted to CW&C for award	
(ii) Crime in the Community	Email received from Worthenbury and Willington CC following a recent spate of robberies and burglaries in their area they are exploring ways in which they as a council can help protect their neighbourhood and have requested information, in addition to the details provided by the police, as to people's experience and perception of crime.	
(iii) Clock Service	Smiths of Derby have contacted to make arrangements for the annual servicing of the Jubilee Clock.	
<b>192 EXTERNAL CORRESPONDANCE INCLUDING SUGGESTION BOX</b> List previously circulated to Cllrs.		
<b>193 UPDATES FROM OUTSIDE ORGANISATION REPRESENTATIVES</b> 193.1 Victoria Jubilee Hall: - the Council discussed the request received from the committee that the door remains locked at all times due to the recent anti-social behaviour at the Hall.		
<b>PART TWO</b>		
<b>194 PRESS AND PUBLIC</b> <b>Resolved: - To resolve to exclude the press and members of the public.</b> <b>Proposed by Cllr Meredith and seconded by Cllr Thomas.</b>		

**The meeting closed at 9.00 p.m.**

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

Website:- [www.malpascheshire.org](http://www.malpascheshire.org)

