

ASHTON HAYES and HORTON-cum-PEEL PARISH COUNCIL MEETING

Monday 12th December 2016 at 7.30pm.
In The Parish Room, West End, Ashton Hayes.

MINUTES

Present: Cllr J Colville – Chairperson

Cllr L Allman

Cllr B Craven

Cllr N Deynem

Cllr I Dossett

Cllr R Kinsey

Cllr D Rounthwaite (joined the meeting at 8pm)

Cllr D Wilson

Cllr E Johnson (CWaC)

Clerk Kirsty Lowe

Members of the public: 5

1. APOLOGIES FOR ABSENCE

Cllr D Lee

2. DECLARATION OF INTERESTS.

Cllr Rounthwaite had declared in advance of the meeting to the Clerk and the Chairperson an interest in the planning application 16/05479/TPO, 7 Willow Hayes, he is the applicant.

Cllr Dossett and Cllr Kinsey declared an interest in planning application 16/05351/FUL, 5 Peel Hall Park as they are direct neighbours.

Cllr Colville declared an interest in planning application 16/5167/FUL Broom Cottage, Kelsall Road as she is a direct neighbour.

3. ACCEPTANCE OF MINUTES.

It was RESOLVED unanimously to accept the minutes as a true record of the meeting of 14th November 2016.

4. PUBLIC PARTICIPATION.

- There continued to be great concern at the meeting after a fatal accident on the A54 at the junction to access Ashton Hayes. The Parish Council were able to feedback that the Chairman had written to the MP Antoinette Sandbach who has referred the matter to the new CWaC Chairman, Gerald Meehan and that she had previously, prior to the accident raised this junction as dangerous and a matter for action. CWaC will need the full reports from the police and highways department investigations in relation to the accident in order to move forward with an action plan. It was also explained that Cllr Johnson would be meeting Mr Meehan in the following week as the Ward Councillor for Gowy ward and would raise the junction onto the A54 with him.
- Millenium Footpath – Batteries in the overhead tree lighting have been replaced and hedge trimming will hopefully take place shortly.

- Cllr Colville reported back that there had been a change of staffing in the policing of the area and there was no new information at this time regarding the speed awareness programme.
- Concerns raised at the last meeting in relation to Delamere Road are in hand with the Highways Department.
- A piece in 'Around Ashton' will be placed asking residents to consider how they notify neighbours about fireworks events that were scheduled for times outside 5th November and 31st December in order to protect animals as much as possible. In advance of November next year a piece can be added to the Parish Council website and a notice placed in the shop.
- Cllr Colville reported that she had been contacted regarding the Telephone Box outside the Golden Lion and whether the Parish Council would like to adopt the box. It may be possible for the power source to be used to power a defibrillator for the village.
- Cllr Kinsey reported on behalf of another resident that an area off Whitegate Lane was being used as a footpath but was actually situated on private land, walkers are using the area as a short cut, cutting down beside the brook instead of sticking to the public right of way.

ACTION – Clerk to request footpath signs from the Footpath Officer

ACTION – Cllr Kinsey to advise the resident to consider what signage could be used to direct walkers

- It was asked whether an additional dog waste bin could be provided in the vicinity of where Kelsall Road meets Duck Lane. It was also reported that the dog bin opposite the Scout Hut is currently on a private road and not the main highway.

Cllr Rounthwaite joined the meeting at 8pm

5. ACCOUNTS

It was RESOLVED unanimously to accept the Cash Book to date.

The following payments were approved:

ChALC induction training - £35

A draft budget had been circulated by the Clerk which was discussed by members.

Clerk	£4,500.00
PAYE	£0.00
Expenses	£600.00
Payroll	£200.00
Insurance	£400.00
Training	£500.00
Grants	£1,000.00
Admin and Website	£1,000.00
Around Ashton	£850.00
AHSRA	£2,000.00
NDP	£1,000.00
Planters and Gardening	£500.00
Golden Lion	£5,000.00
CLT	£500.00
Snow angels	£500.00
Audit	£400.00
Memberships	£500.00
Parish Room	£1,000.00
Churchyard Grant	£500.00

Chairman's Allowance	£220.00
Legal Fees	£1,000.00
	£0.00
Elections	£500.00
S137	£300.00
Defibrillator	£1,000.00
Totals	£23,970.00

It was noted that at this level the budget draws considerably on Parish Council reserves. A number of costs were revised and the Clerk will present a revised budget to the next meeting.

6. PLANNING.

The Planning Register was accepted to date.

The following planning applications were discussed and comments made:

- i) 16/05167/FUL Broom Cottage – Cllrs Deynem and Craven will visit and feedback comments.
- ii) 16/05351/FUL 5 Peel Hall Park – Cllrs Rounthwaite and Wilson will visit and feedback comments
- iii) 16/05479/TPO 7 Willow Hayes – Cllr Dossett and Kinsey will visit and feedback comments
- iv) 16/02070/FUL Village Farm – A change of conditions for Condition 9 Affordable Housing was noted.
- v) 16/03377/FUL Sleepers Cottage – A change of planning conditions for Condition 3, Materials, was noted.
- vi) 16/05028/LBC Ashton and Mouldsworth Village Hall. Cllr Wilson had visited the hall and commented that the proposed alterations were to the modern extension and would include more natural light and improved access. The changes would be to the side of the building with no view from the road. Cllr Wilson recommended the Parish Council support the application and this was agreed
- vii) 16/05085/CAT Bramble Cottage. Cllr Colville and Dossett had visited and recommended support of the application to fell the sycamore tree overlooking the house and this was accepted

Ashton House Nursery

Cllr Colville explained that the Planning Application had gone to Planning Board but had been deferred due to a paper not being included relating to alternative options for access and parking. It is possible that the application may go to the Planning Board in January. In the meantime the applicant has commissioned a further report into possible other options. Cllr Colville and Cllr Dossett have also re-visited the site to consider any new information.

Jack Sheppard the applicant and his agent were present at the Parish Council meeting and told Councillors that they felt they had now done all they could to explore every option. Their view was that the alternatives suggested were either cost prohibitive or would have too much impact on the operation of the nursery e.g. using current play area space, that it would damage the business.

Cllr Colville and Dossett offered feedback on their visit to the nursery. It was restated that the top priority of the Parish Council is the safety of children and adults in the area of the nursery. However, it was also noted that the support of Parish Councillors had been reluctant due to the many concerns raised by neighbours and the impact on the

greenbelt. Cllr Dossett stated that there was a strong view in the village which had been repeated throughout consultation on the Neighbourhood Development Plan that residents wished the greenbelt to be preserved and protected and not eroded. Although both visiting Councillors could understand the costs quoted in the report were prohibitive they still felt that it could be possible to manage those costs downward and that not every option had been fully explored. Further discussion continued about how the use of greenbelt could be limited and a view was expressed that during the trial period in September, neither the new proposed car park area or the existing car park was not observed as being at the full capacity, the question was raised as to whether any reduction could take place.

On the basis of the discussions, Cllr Craven proposed that the Parish Council re-affirmed comments made in September that gave reluctant support to the application with various conditions attached. This was seconded by Cllr Rounthwaite. It was RESOLVED to stay with comments already submitted. Cllr Colville will attend the planning board meeting on behalf of the Parish Council.

[Comments from meeting 26th September 2016

The Parish Council held an extraordinary meeting on Monday 26th September in order to consider the most recent planning application for Ashton House nursery. It is the third time that a planning application of this nature has been put forward by the nursery and both previous applications have been withdrawn by the applicant. This third application differs from the previous two in that it relates to car parking and landscaping only and no additional buildings or an increase of numbers.

A lengthy discussion of the application took place including the discussion on the outcomes of a trial use of the field for staff parking which had taken place and which lasted for 6 working days. It is noted that this application is very contentious in the Ashton Hayes community and the main concerns relate to:

- A dangerous traffic situation currently on Church Road
- Number of parking spaces needed to accommodate staff and parents safely
- A previously anticipated risk of increased traffic on Pentre Lane, Duck Lane and Kelsall Road
- The use of presently undeveloped greenbelt
- That there could be other options that the nursery manager could seriously consider regarding solutions to the current parking and traffic problem.

It was noted that during the trial that there seemed to be a considerable improvement as far as the Church Road traffic problems during peak times were concerned. It is questionable as to why the application is for space for 30 staff cars when a maximum of only 24 were noted in the field at any one time during the trial. The local Police Officer and the Highways Department Cheshire West and Chester were both aware of the trial as were local residents.

In respect of the existing car park off Church Road information was received that from the observations conducted over the 6 days by various people there was one occasion when the numbers of those using the car park reached 20. The rest of the time, even at peak times, the car park was being used by a lesser number of parents dropping off and collecting their children.

The Parish Council were concerned that the numbers of spaces required for parking by both staff and parents was overstated and that the current demand could have been accommodated had the applicant been prepared to seriously consider extending the existing car park rather than moving into what is green belt land.

The Parish Council express regret that the applicant at no stage seems to have been willing to seriously consider other potential options. On the basis of needing to make a decision between road safety, (there is undoubtedly potential for a major incident with the present situation) and the use of green belt land. They reluctantly support the application put forward this time as it seems to be the only option on the table which addresses the safety issues. The Parish Council would however, have favoured further exploration into alternative options and also much clearer data on numbers of car parking spaces required than has been offered.

The Proprietor of the nursery and his agent sought to reassure the Parish Council and members of the public present that this proposed scheme is purely to assuage the current impact of traffic congestion on Church Road created by the present numbers in attendance at the nursery and is not a means to further increase the numbers at the nursery and any further encroachment on greenbelt in the village.

Following the information gathered and the observations from the trial, the view of the Parish Council was to reluctantly support the application but on a conditional basis with the agreed and requested conditions as follows:

1. That the present entrance to the existing car park be widened and the hedging trimmed back to allow for greater visibility to allow for better visibility and use by two cars at the same time. Although it is technically considered by some that the present entrance allows for two cars, in practice this seems to be extremely tight and in itself causes delays particularly when two large cars attempt to pass one another.
2. That the new car park, situated in greenbelt be subject to limits that are enforceable by the planning department:
 - a. That it be for staff car parking only
 - b. That the number of spaces not exceed 30
 - c. That the new car park is to deal with the present capacity and numbers of children at the nursery and not related to any future applications to further develop this area of greenbelt land.
3. That the new car park is fully screened and that the screening consists of native hedging that is of an appropriate height consistent with the village character and in line with guidance from the emergent Neighbourhood Plan
4. That the lighting is not visible to neighbours and that any lighting in the car park or on the new footpaths reflects downwards
5. That any alterations installed on greenbelt land have the potential to be removed should circumstances at the nursery change. This includes the surfacing of the car park and the footpaths and the lighting.
6. That adequate drainage is in place and that drainage onto Pentre Lane is evaluated, particularly the run-off from the field and the drainage capacity of materials used for the development of the car park. It is suggested that drainage to a watercourse be preferable to a soak away solution due to the land being clay based.
7. The Parish Council were concerned that they have reassurances from the Highways Department at CWAC to the inclusion of Pentre Lane onto the gritting and snow plough route during the winter season in adverse weather conditions.
8. That the road surface on Pentre Lane be examined by the Highways Department and if necessary upgraded to ensure the safety of increased number of cars accessing daily.

The Parish Council support the application only on condition that ALL the above considerations are met. If that is not possible then they would not support the application owing to the serious concerns expressed by them and by many in the

community regarding encroachment on greenbelt land and the reluctance of the applicant to seriously consider all alternative options]

7. GOLDEN LION

Cllr Dossett summarised the latest meeting of the working group.

- Residents have pledged money in support of a future purchase of the pub.
- A further article is to go in the 'Around Ashton' newsletter.
- The working group wish to meet with the relevant Officers at Cheshire West and Chester Council to see what support may be available to them. Cllr Johnson as Ward Councillor offered support with arranging the meeting.
- The Parish Council have been meeting the cost of the pub licence fee and the pub working group have requested that this continues for another year at a cost of £180
- The working group accept that essential maintenance of the Parish Room needs to happen and support proceeding with that

It was RESOLVED that the Parish Council will meet the cost of the licence fee for the next year at a cost of £180

Cllr Johnson agreed to contact Alison Armstrong at CWaC to see if she can arrange a meeting.

8. NEIGHBOURHOOD DEVELOPMENT PLAN

Cllr Dossett reported that an inspector had been chosen for the Neighbourhood Development plan and a contract would be offered.

PART 2

Members of the public were asked to leave the meeting due to the confidential matters to be discussed

GOLDEN LION

9. The council discussed commercially sensitive matters relating to the Golden Lion. Work continues to negotiate with the present owner in order to establish whether a realistic sale price can be agreed. A meeting with CWaC officers will be useful to establish what support can be offered. The Working Group and the Parish Council would hope to consult with residents in the near future about the pub subject to having a solid proposal to discuss.

The meeting closed at 9.55pm

The next meeting takes place 9th January 2017

Signed:..... Dated:.....