

# **CODDINGTON AND DISTRICT PARISH COUNCIL**

Minutes of the Meeting of the Council held at THE PARISH ROOM,  
CODDINGTON on 6 MARCH 2017 AT 7.30 PM

Present: Cllr R Sadler, Cllr A Rutter, Cllr J Bellis, Cllr V Wardle.

In attendance: Mrs C Taylor (Clerk), 1 member of the public.

## **1. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Cllr P Mitchell and Cllr C Cottrell.

## **2. GENERAL PUBLIC SPEAKING TIME.**

Nothing raised.

## **3. DECLARATIONS OF INTEREST.**

Members were invited to declare any personal, prejudicial or pecuniary interests they had in any item on the agenda, subject to the rules regarding disclosure contained in the current Members' Code of Conduct and as defined by regulations made under section 30(3) of the Localism Act 2011. Nothing declared.

## **4. COMMUNITY SAFETY.**

a) General update from the Clerk received.

Operation Shield was currently being rolled out in the local parishes of Churton and Aldford & Saughton. Police updates had been circulated via email as and when received.

## **5. TO AGREE THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 6 DECEMBER 2016.**

Resolved: Agreed: Proposed by Cllr Rutter and seconded by Cllr Bellis.

## **6. TO CONSIDER MATTERS ARISING FROM THE MINUTES**

a) Wood at Chowley; Noted: CWAC planners had reported that they had heard from an agent appointed by the owner of the land that an application would be submitted but had not heard anything further regarding this; if an application for the changes to the previously approved planning permission was not submitted by the end of March they would chase them up.

b) Councillor recruitment

Resolved: Clerk to formally advertise the vacancy.

c) Planning Update evening 30 January 2017

An update from Cllr Mitchell was read out in his absence: The meeting was the planners', now annual, update on planning matters. (Slides from the evening had been circulated to all Cllrs prior to the meeting).

CwAC was doing well with the number of Neighbourhood Plans in progress or being made. Coddington & Districts did not appear on the list (although we were on the map).

There was a lot of discussion about a funding formula arising from the new Community Infrastructure Levy (this seemed to be in addition to Section 106 charges to builders). This would initially go to CWaC and there were some ideas put forward as to how this would be distributed to give more to those areas which had Neighbourhood Plans in place. However, the extra did not seem to be significant or worth the effort of going down a NP route. The Local Plan Part 2 has been through its consultation route and is getting closer to being 'made'. Meanwhile, the existing Plan holds weight.

Because the forum included East Cheshire there was a lot of angst from the councillors whose areas were likely to be affected by HS2. CWaC have a seat on the regional travel forum. Confirmation that no hard copy Planning Applications will now be sent out unless specifically requested, on a case by case basis. CWaC agreed to try and make the Planning Application access on their web site more user-friendly. There was a fair bit of criticism that the site was 'down' a lot. A useful evening which we should make sure we always attend in future.

#### d) Dog fouling at Clutton School

An update from Cllr Mitchell was read out; There had been no further reports of fouling. The planned meeting to discuss this, despite a written request, had not yet taken place.

#### e) Stretton new builds / signage

An update from Cllr Christine Cottrell was read out: It had been ascertained that the houses for sale in Stretton were not those which were part of the Housing Trust. Cllr Cottrell had also made arrangements for the removal of the signage boards for Stretton Green.

### **7. TO RECEIVE UPDATES FROM THE FOLLOWING SUBCOMMITTEES:**

a) Clutton Play Area/ Multi Use Games Area; An update from Cllr Mitchell was read out: A meeting was planned for the last week in March where the Dog Fouling issue and the next 'Come Dine with Me' fundraiser would be discussed. Funds in the Play Area Account were getting below optimum because all the repairs of the last year had cost a bit more than anticipated. If there were any unexpected costs over the next year, the Play Area may come to the PC for a little extra support.

The Play Area Committee had been informed of some vandalism in the Early Years Area of the School which happened one weekend (some damage and beer cans found strewn around) with the implication that they could do something about it. They had said that this was a police matter, and it was believed that the police were informed. They had also drawn attention to the fact that this seemed to have happened in an area lit by an all night security light and that this possibly made it an attractive area to use at night. The School had stated

that it was a requirement of their insurers that this light be left on. The Play Area committee had suggested that they informed their insurers and discussed with them the benefits of turning it off.

A branch from a tree in the garden of a house adjacent to the MUGA had broken away and fallen on to the School footpath and the fence of the MUGA, resulting in some damage. The School was progressing and initially paying for the repair. They had tried to contact the owners of the house which was empty and up for sale. The School has also asked if the PC insurance would pay for a claim through the small claims court. They had been advised that PC insurance was for third party claims and would not cover this. It had been suggested that they put a claim through their property insurance or submit the bill to the house vendors. The School may pursue the cost/insurance issue further with the PC.

b) Neighbourhood Plan; An update from Cllr Mitchell was read out: There had been no further enquiries from anybody (either those who put their names forward to help or anybody else in the area) about progress, which had reinforced the view that there was no appetite or interest to pursue this. The strength of the CWaC Local Plan and its application to the Coddington and District Area suggested that unless there were some special interest features that we would want to protect beyond the protections of the Local Plan we should not pursue the Neighbourhood Plan.

Agreed: Neighbourhood Plan should not be pursued further.

## **8. PLANNING**

To note any recent decisions made by Cheshire West and Chester on planning applications in the parish, and to consider any new applications received.

### APPROVALS

16/04226/S73 The Wetreins, Stretton. Vary Condition 2 and remove Condition 3 of planning permission 13/03090/FUL. (Condition 3 was “No site clearance, preparatory work or development shall take place until an arboricultural statement has been approved.”) (Condition 2 variation; omission of PV panels, additional roof lights and revised window requirements and a slight increase in roof level.)

### APPLICATIONS

16/05049/FUL Avalon Lower Hall Lane Clutton Chester Cheshire CH3 9SD Proposal: Two storey extension to side. Comments by 25 January 2017. Coddington & District Parish Council made the following comment: The Parish Council have no comment to make on this planning application other than the following; They would expect that since Clutton C of E Primary School land is adjacent to the property, the School has also been consulted directly on this application. Furthermore, the property is immediately adjacent to the footpath leading to the School, the Multi Use Games Area and the Clutton Play Area where young children and/or their parents will be frequently present with the children sometimes unsupervised. They would therefore expect

that if, and before, approval is granted a safety and access plan be prepared and approved addressing potential safety issues during the preparation of the site and the construction periods. In particular, all machinery, tools and equipment should be locked away when not in use and particular care should be addressed to the safe storage of building materials. Still awaiting decision.

#### **9. STANDING CONSIDERATION OF ANY HIGHWAY MATTERS.**

Members informed the Clerk of the following issues regarding highways and footpaths:

- a) A pothole between The Cock O Barton and Broxton Gates had been reported and looked to have been temporarily filled.
- b) A dip was developing in Beachin Lane. Clerk to report.

#### **10. TO RECEIVE / RESPOND TO ANY MATTERS RELATING TO CHESHIRE WEST AND CHESTER COUNCIL.**

a) Electoral Review of Cheshire West and Chester Council; Noted: A brief had been circulated to all Cllrs between meetings: The Local Government Boundary Commission for England was currently undertaking an electoral review of Cheshire West and Chester Council. The review was due to commence in March 2017 and was expected to be completed by February 2018. An electoral review examines and proposes new electoral arrangements for the whole local authority (i.e. Cheshire West). These are: • The total number of councillors to be elected to the council: council size. • The names, number and boundaries of wards. • The number of councillors to be elected from each ward. The review was likely to have implications for the whole local authority, not just areas with high levels of electoral inequality.

b) Planning Protocol and Notifications Update. Noted: CW&C had confirmed that they would cease sending out paper plans as of Monday 13<sup>th</sup> February 2017, e-mail notifications would include the contact details of the planning officer and if that was not available the contact numbers of the principle planning officers.

#### **11. FINANCE MATTERS.**

Approved and noted: the payment of salaries and expenses, the payment of invoices for goods received and services rendered, any receipts and current balances.

Bank Balance 27 February 2017 £10,248.47.

VAT refund applied for to 31 January 2017 paid to bank 27 February 2017 £759.20 and is included in above balance.

Cheques raised; Clerks salary 4<sup>th</sup> quarter £284.66, Clerks expenses 4<sup>th</sup> quarter £46.05,

Coddington Parish Room annual hire £60, Uk City Images annual website renewal £222

## **12. CORRESPONDENCE AND INVITATIONS RECEIVED SINCE THE LAST MEETING.**

- a) Invitation to Lord Mayors Banquet 3 March 2017
- b) Notice of payroll provider transfer of service; Payroll function transferred by CVSCE to Shires Accountants. Terms and conditions remain the same.
- c) Website renewal due 12 March 2017; Uk City Images invoice received for a further year's renewal.
- d) Coddington Parish Room hiring agreement; Invoice received for further years' renewal and hiring agreement form completed.
- e) NWAAS request for donation; Letter received asking the P C to consider donating this year. Agreed: Discuss at May meeting. Also agreed to consider possible siting of defibrillator.
- f) Clutton C E School.

Noted: A letter had been received from the school: We are delighted to inform you that the governing bodies of Little Sutton, Clutton and Upton Heath Church of England Primary Schools have met as individual governing bodies and taken the decision to begin the formal process of forming a Multi-Academy Trust (MAT). We will keep you updated with information as the process progresses.

Agreed; It was important to ensure that the current agreements that the PC had with the School regarding the shared use of the Play Area and MUGA were transferred to the MAT when it was formed.

**13. TO CONFIRM THAT THE DATE OF THE NEXT MEETING OF THE COUNCIL WILL BE 9 MAY 2017 AT 7.30PM AT THE PARISH ROOM, CODDINGTON. THIS WILL BE THE PARISH COUNCIL ANNUAL MEETINGS FOLLOWED BY THE MAY ORDINARY MEETING.**