**Dodleston & District Parish Council**

**Ordinary Meeting of the Parish Council**

**Monday 2nd July 2012 - 7.30pm Dodleston Village Hall**

### MINUTES

**Chairman** Mike Maughan

**Vice Chairman** Paul Buchanan

**Councillors** Michael Dix, Chris Ward, John Blythin, Karen Tilston, Richard Ward, Annette Hutt

**Clerk** Anna Jones

**Also present:** Three members of the public and Councillor Mark Williams (Cheshire West & Chester)

1. **Apologies for absence**

Cllr Fiona Lewis, Cllr Sarah Parker

1. **Procedural matters**
2. Declaration of interest

Cllr Dix declared a non-prejudicial interest in planning items 10 and 11. Cllr Dix and Maughan declared a personal and prejudicial interest in item 9.

1. To agree the minutes of the annual general meeting and annual meeting held on the 14th May 2012.

**RESOLVED** –The Chairman signed as a correct record, the minutes of the annual general meeting and annual meeting held on the 14th May 2012.

1. **Public Speaking Time**

Resident Mr John Lloyd asked if anything had been done about Balderton Brook since the last meeting.

Cllr Parker was going to contact the Environment Agency, unsure if she has yet. Mr Lloyd also drew the

Parish Council’s attention to drainage issues caused by the ditch on Welsh Road. It was established that

Grosvenor Estates own the ditch. The Parish Council will speak to Grosvenor Estates regarding clearing

the ditch. The ditch on the left had side of the road is owned by a consortium. The Parish Council will

speak to the Highways Agency regarding clearing this ditch. Saltney Town Council have notified the

Environment Agency of their concerns relating to Balderton Brook and ask that the Parish Council

support their endeavours.

Mr Bernard Dennis shared a letter received from Campaign to Protect Rural England (CPRE) regarding the

green belt study being conducted by CWaC. The study is assessing green belt land to see if it should

remain protected by green belt policy. Green belt land at Rough Hill and Balderton being assesses as part

of the study. Cllr Mark Williams will provide the Parish Council with a copy of CWaC’s study.

Mr Dennis also raised the issue of the poor state of some of the street name signs in Dodleston. Cllr Chris

Ward spoke to CWaC today regarding some signs. They stated the signs are likely to be replaced if several

need replacing. Cllr Ward will speak to CWaC again notifying them of other signs that need replacing.

The overgrown hedge on the corner of Church Road/Pulford Lane is still a concern. Cllr Parker was due to

speak to the owner of the property.

PC Beverley was not present at the meeting therefore Cllr Buchanan read out the monthly police

report for the Dodleston beat on her behalf.

1. **Field Update**

The field committee has had further meetings with the DVF. The DVF are still on board in terms

of building a joint village hall/pavilion. They are awaiting legal advice regarding ownership and

disposal of the village hall. There has been no further progress with the cricket pitch. The

Cheshire Groundsman Association has offered to advice on drainage of the pitch. Joint

working with the DVF could change the plans for the field therefore we need to await

confirmation of their involvement before we can progress further with the development.

1. **Phone box area development**

Cllr Tilston and Bernard Dennis have met with a landscape architect at the site and presented his

drawings to the Dodleston Local History group, which they liked. Before the work can be

undertaken, the Highways agency need to be consulted regarding the substation. Cllr Tilston

confirmed that the work undertaken would be within the £1,300 budget envelope, however there

may be grants available to fund the project.

1. **Parish Council Car Park**

Remedial works agreed at the last meeting have not been undertaken yet due to poor weather. Cllr

Maughan presented a quote received from Bam Nuttall in July 2010. They quoted a price of

£5,193 (+VAT) and £6,444 (+VAT). We are awaiting two further quotes.

**RESOLVED** – A further two quotes to be obtained and brought to the next meeting.

1. **Roads/Speeding Issues**

Cllr Chris Ward briefed the meeting on his and Cllr Maughan’s recent meeting with a member of

the CWaC Highways team to discuss the outcome of the traffic survey conducted. Another survey is due to

be conducted on Pulford Lane nearer the start of the 30mph zone (the recent survey was taken at a point

where inbound cars would have already passed the Village Hall). Three flashing school signs will be

erected in the village - one on each of the three approaches to the school. Cllr Williams has also agreed to

fund of £3,500 for a flashing 30mph sign. We need to establish if the costs is £3,500 for one or three signs.

**RESOLVED –** It was resolved that if the cost of one flashing 30mph sign is £3,500, this should be erected

on Kinnerton Road.

1. **Dog Fouling**

Cllr Maughan provided details of a complaint received from local resident, Emma Preston

regarding dog fouling around Dodleston. Cllr Tilston stated it is also still an issue in Lower

Kinnerton. Emma Preston has written an article to go into the next issue of Local Life and Cllr

Tilston will report the issue to the Dog Warden and request that lampposts are re-signed.

1. **Fireworks event**

Cllr Dix left the meeting for this item; Cllr Maughan abstained from the discussion and vote.

Councillors discussed the expenditure incurred and income received from the 2011 fireworks

event and considered what the expenditure budget should be set at for the 2012 event.

**RESOLVED –** It was resolved that the expenditure budget for the 2012 fireworks event would be

set at £8,000. Cllr Buchanan agreed, Cllr Blythin seconded. All Councillors voted in favour.

1. **Meadow Foods planning application**

Cllr Maughan presented in detail, a document outlining details of the planning application

submitted by Meadow Foods:

*Extensions to provide new manufacturing/processing and chilled storage facilities; protective*

*canopies to existing buildings/plan; 5 no. sugar silos; plant housing within Effluent Treatment*

*Works; new offices (renewal of previous applications); repositioning of approved*

*weighbridge /security gatehouse; demolition of existing frontage buildings; new footpath along*

*Rough Hill and garage extension to Rough Hill Farmhouse.*

Cllr Maughan stated that despite numerous recommendations from the CWaC’s planning board

and planning department, consultation with the Parish Council and local residents has not

happened. Whilst Cllr Maughan and Buchanan did meet with the applicant on 28th May 2012,

there was no application or process detail, other than an A3 plan and a photomontage, provided

for them to consider. The 28th May was in fact the day that the application was submitted which

prevented any useful community consultation advance of the applications submission.

Cllr Maughan and Buchanan outlined their concerns and set out the reasons for their

recommendation that the Parish Council formally lodge its objection to the approval of the

application. A Rough Hill resident expressed his concerns regarding the application, including the

impact on traffic through Rough Hill. Cllr Williams stated that the applicant needed to prove very

special circumstances. He also stated he would facilitate a meeting between the Parish Council

and CWaC planning department to discuss concerns. The Parish Council believes there are too

many unanswered questions relating to the proposed application which makes it impossible to

support positively and that given the sites complicated and contentious history

**RESOLVED** – Councillors unanimously resolved to formally lodge its objection to the

approval of the application on the grounds that:

* the applicant has failed to demonstrate that very special circumstances exist which override the presumption against inappropriate development in the Green Belt.
* The Parish Council further believes that the proposed development would cause further unacceptable harm to the openness of the Green Belt and additionally;
* The Parish Council has concerns over the environmental impact the application will

have on the area.

Also, the traffic study does not demonstrate all traffic (new process only) and does not support the

assertion that the increase in traffic flow is negligible.

1. **Planning Applications**

The Meadow Foods planning application was discussed in item 10.The Parish Council has

not made any comments in respect of the other planning applications received since the last

meeting.

A resident from Lower Kinnerton asked that the Parish Council provide feedback on a draft

planning application prior to it being submitted for a property on Kinnerton Road. Parish

Councillors were in support of the plans but suggested that a pitched roof be considered.

1. **Finance & standard procedures**
2. To approve income and expenditure since the last meeting.

**RESOLVED** – All income and expenditure since the last meeting was approved.

1. To note the 2012-13 financial forecast as at 24th June 2012.

**RESOLVED** - Councillors noted the 2012-13 financial forecast as at 24th June 2012.

1. To review the Parish Council risk assessment for 2012/13.

**RESOLVED –** The risk assessment was approved as correct. Cllr Dix asked that a column be added detailing the level of risk after control measures are put in place.

1. To consider revising the existing community fund application form.

**RESOLVED –** Councillors agreed amendmentsto the narrative on the form was. It was also agreed that funding requests could be decided upon outside of the ordinary meetings held every other month. Applications must be considered by a quorum of at least one third of the whole number of members of the Council and will be approved if the majority of Councillors considering the application agree to the funding.

1. **Correspondence**

Cllr Maughan read out a letter received from 1st Dodleston Guides requesting funding of up to

£500 to fund camp activities.

**RESOLVED –** Agreed that the Parish Council will provide a grant of £250 from its community

funds. Cllr Buchanan proposed, Cllr Rich Ward seconded and all voted in favour.

1. **Date of next meeting**

Monday 10th September 2012