

Minutes of the Meeting of Comberbach Parish Council held on Tuesday 5 July 2022

Present

Councillors:

John Ryder (Chairman in the Chair)

Sandy Cameron

John Darwin

Bob Holt

Val McDermott

Denise French (Clerk)

Stephen Penwill (RFO)

CWAC Councillor Norman Wright

Councillor Cameron was welcomed to his first meeting.

The Meeting started at 7.15pm.

Public Open Forum

Two members of the public attended to discuss planning application 22/01512/FUL, erection of oak framed car port, Paddock View. They raised concerns due to the size and scale and siting of the proposed car port.

1. Apologies for Absence

Apologies for absence were received and approved from Councillor Bradley for a 4 month period due to illness; Councillor Chandler due to illness and Councillor Johnson for family reasons. Apologies were also noted from CWAC Councillors Gibbon and Marshall.

2. To receive Members' Declarations of Interest

There were no declarations of interest.

3. Minutes of the Annual Meeting of the Parish Council held on 10 May 2022

(22/43) RESOLVED that the minutes of the Annual Meeting of the Parish Council held on 10 May 2022 be approved as a correct record.

4. Progress Reports and Updates

4.1 The Clerk had contacted Cheshire West and Chester Council Head of Planning raising concerns about the about of time being taken to determine planning applications and the lack of notification of decisions. A response and explanation had been received regarding high demand for planning permission and recruitment

difficulties. CWAC Councillor Wright reported that a number of new staff had recently started work in the Planning Department and that many applications were now dealt with under delegated powers.

(22/44) RESOLVED: that the update be noted.

5. Cheshire West and Chester Councillors' (CWAC) reports

CWAC Councillor Wright updated:

- Site visit on Cogshall Lane – he and Councillor Gibbon would be attending
- Soot Hill land slip – the schedule remained at 12 months until the road would be reopened. There was a dedicated site for updates. The temporary one way through Lydyett Lane, Barnton appeared to be successful. The PCSO was attending to check adherence.
- Winnington Bridge – CWAC had submitted a bid to Government for funding.

6. Recreation Area and Pump Track

6.1 The Chairman updated:

At the beginning of June the new 3 bay swing and the seats had been installed. There had been many positive comments particularly regarding the addition of the boat seat and disabled accessible seat.

The 3 seats around the planter circle had now had new fastenings as per the recommendation by ROSPA.

The wet pour area had been jet washed together with the bench seats and picnic tables taking approximately 8 hours of labour.

The picnic tables and benches being of recycled plastic were showing no signs of any wear and tear, so had proved to be a good purchase a few years ago.

There were no issues with the equipment and he had written to two of the regular volunteers to see if they were available to repaint the equipment before the schools broke up at the end of the month.

6.2 The WI planter needed repair and it was proposed that a budget of £80 be approved to stabilise and repair the wooden posts surrounding the planter and for any necessary replacement wooden stumps.

6.3 The council discussed an issue that had been raised regarding the provision of public toilets for users of the Recreation Area. There was no obligation on the Parish Council to provide public toilets. Members discussed a portaloo but noted that any permanent structure would need planning permission. The option of using the existing toilets at the Memorial Hall was discussed including whether access could be arranged from the exterior of the building.

6.4 The Council discussed possible future projects including an outdoor table tennis table.

(22/45) RESOLVED: that

- (a) the update on the Recreation Area be noted;
- (b) a budget of £80 be approved to carry out any necessary repairs to the WI planter;
- (c) the Clerk and Councillors Darwin and McDermott investigate options for public toilets including options around using the existing toilets at the Memorial Hall and Bowling Club and the matter be considered further at the next meeting. The Clerk will advise the resident of this action; and
- (d) the options and costs of an outdoor table tennis table be explored and considered further at the next meeting.

7. Highways and Streetscene

7.1 The Council discussed the impact of the ongoing closure of Soot Hill and the response from CWAC Highways. A site visit was arranged for 7 July at 8.30am with a CWAC Highways Officer to see the impact of traffic during the school run. Members also discussed the issues with poor road surfacing and would raise this with the Highways Officer at the site visit.

7.2 Members considered purchasing a chevron sign and a right-hand bend sign plus post and fittings to locate on private land on Cogshall Lane near the brook. The signage was not eligible for CWAC funding due to the absence of accident data.

7.3 Members discussed the SID which was currently located on Cogshall Lane. Councillor Chandler had attended a meeting with the Police and Crime Commissioner where it appeared that the speed limits data for Comberbach showed fewer issues than other areas. There were issues at specific times and it was agreed to request the PCSO attend with the speed gun.

7.3 The Council considered the response from CWAC to a request that a black box be fitted on Budworth Lane to carry out speed monitoring. CWAC had advised that prior to fitting a black box, confirmation was sought that the Parish Council would contribute 50% of the costs of any new road signage.

(22/46) RESOLVED: that:

- (a) Councillors Darwin and McDermott will attend the site visit with CWAC Highways on Cogshall Lane and will raise issues of impact of Soot Hill, traffic during school times and general issues about the poor state of the road surfaces;

- (b) A budget of £320 be approved for the purchase of a chevron and right-hand bend sign plus post and fittings to be located on private land on Cogshall Lane near the brook;
- (c) The update on the SID be noted; and
- (d) the Clerk write to CWAC Road Safety Unit regarding Budworth Lane requesting a breakdown of the detail and costs of required signage and the issue be considered further at the next meeting.

8. Accounts and financial matters

8.1 The Parish Council Accounts at 30 June 2022 were submitted at Appendix 1.

8.2 The Council considered a donation to the Fete Committee towards the costs of the road closure management and signage and increased insurance.

8.3 The list of payments was in Appendix 2.

8.4 The Quarter 1 budget statement was submitted. The RFO explained that the current expenditure included payment of the swing set which had been included in the previous year's budget 2021-22 but paid for during the current financial year. The quarterly financial reports would usually be considered at Finance Committee prior to the Parish Council meeting but the timing of this meeting meant it was not possible to produce the quarterly report and hold a committee meeting before the Council meeting.

8.5 The RFO had submitted a report on the council's insurance renewal which the insurance company had advised would increase from the prices quoted because the replacement value of the council's assets had now increased. The council was asked to consider approval of the increased premium.

(22/47) RESOLVED: that

- (a) the accounts in Appendix 1 with a balance of £23,095.77 and £21,377.64 in reserves be noted;
- (b) the payment of £520 to the Fete Committee towards the costs to manage the road closure plus signage and the increased insurance premium be approved;
- (c) the payments in Appendix 2 be approved;
- (d) the Quarter 1 budget statement be noted; and
- (e) the Chairman and the RFO review the Asset Register replacement values and resubmit to Zurich Insurance if necessary; the Council approves payment of the resultant insurance premium.

9. Staffing Committee

The council considered appointments to Staffing Committee.

(22/48) RESOLVED: that the Chairman and Vice Chairman (Councillors Ryder and Johnston) and Councillor Cameron be appointed onto the Staffing Committee for the municipal year.

10. Projects

10.1 Councillors discussed the defibrillator at the Bowling Club for which the warranty had expired. It was noted that the defib pads were guaranteed to May 2023 and the battery had a manufacturer's guarantee to March 2025.

10.2 The Council considered feedback on the Jubilee commemorations. The events had been very successful with many positive comments. The beacon was stored in the storage unit and could be used for other events. The picnic had been well attended with around 200-250 residents. The Jubilee benches were now in the storage unit and the street furniture licence had been approved and signed by the Clerk on behalf of the Parish Council and by CWAC.

10.3 Members discussed the purchase of a Remembrance Soldier from the RBL and agreed to purchase one to be sited at the War Memorial on Marbury Lane where it would be easily visible.

10.4 The Council discussed drainage issues at the car park close to the Hall entry. A proposed solution was the installation of an eco-drain at the front of the disabled parking bays.

(22/49) RESOLVED: that

- (a) the Defibs be considered further in one year's time but in the meantime the Clerk investigate the provision of training on how to use Defibs for any Councillor or resident who is interested;
- (b) the update on the Jubilee commemorations be noted with thanks to all involved;
- (c) one 'Tommy' Remembrance Soldier be purchased from the RBL at a cost of £200 including shipping to be located at the War Memorial looking towards the Memorial; and
- (d) a budget of £400 be approved for the cost of installing an eco-drain at the car park in front of the disabled parking bays; the costs to include all supplies and labour costs for Shane Ross.

11. Planning

11.1 The Council considered application 22/01512/FUL, erection of oak framed car port at Paddock View.

11.2 Members discussed the merits of a Neighbourhood Plan for Comberbach. Councillors who had attended CWAC Planning Committee on 10 May had heard comment that a Neighbourhood Plan would be beneficial to Comberbach which was a different view to a few years earlier when the Council had been advised that such a plan was unnecessary due to the village being 'washed over' with Green Belt. It was noted that new legislation was to be introduced which may have an impact. Councillor Cameron had attended recent planning training when the merits of Neighbourhood Plans had been mentioned.

11.3 Planning decisions were listed in Appendix 3.

11.4 There were no enforcement matters.

(22/50) RESOLVED: That:

- (a) the Parish Council objects to application 22/01512/FUL, erection of oak framed car port at Paddock View on the grounds of size and style, being an obtrusive structure, the proposal would be detrimental to neighbouring amenity and the Council understands that car ports must be located further back behind the front of the building line;
- (b) the Clerk contact Cheshire Community Action to request a meeting for councillors and previous members of the Neighbourhood Plan group to discuss the merits of such a Plan taking into account recent planning briefings/legislation; planning training and comments made at CWAC Planning Committee; and
- (c) the planning update be noted.

12. Correspondence

12.1 The list of correspondence had been circulated. The Clerk updated on recent correspondence including a CWAC Guidance Note on commemoration and Remembrance events (mainly road closures/parades etc); correspondence from Chalc regarding motions for their Annual Meeting and an invitation to a CWAC stakeholder event about wildflower planting & kerbside recycling.

(22/51) RESOLVED: That the correspondence be noted.

13. Representative Reports

Comberbach Memorial Hall Management Committee – Councillor McDermott advised that the Hall had now employed a cleaner. She passed on thanks from the

Hall Committee to the Council for the new swing set at the Recreation Area. She had volunteered to help out at the Hall if needed.

Fete Committee – the Fete on Saturday 25 June had been very successful; final figures raised were to be confirmed.

Bowling Club – the new season had commenced and the bowling green continued to be busy.

Police Liaison – the PCSO would be requested to attend the site visit on 7 July; if not available she would be asked whether she could attend on another school day during drop off times.

School Liaison – no update

Litterpick – no update. The ongoing state of the BT exchange was noted and the Clerk agreed to send a further email.

Exclusion of Public and Press – Part 2

None

The Meeting closed at 9.30pm

The next meeting of the Parish Council will be held on Tuesday 6 September 2022

Signed
Chairman

Appendix 1 Accounts for 30 June 2022 were approved

Current account: £23,095.77	Reserves: £21,377.64
Cash book: £ 44,473.41	Unpresented cheques: none

Appendix 2 Payments

Item	Amount	Power
HMRC – PAYE Q1 2022/23	£264.80	LGA 1972 s 111
CHALC – Training course V McDermott	£25.00	LGA 1972 s 111
CHALC – Training course S Cameron	£25.00	LGA 1972 s 111
J Ryder – reimburse materials costs	£241.39	LGA 1972 s 111
P Plail – Jubilee benches materials	£143.04	LGA 1972 s 111
Cheshire Community Action Trust – Subs 22/23	£20.00	LGA 1972 s 111

Appendix 2b Pre-Authorised Payments

Item	Amount	Date	Power
PAP2201 – Zurich, insurance 22/23	£862.84	10/05/22	LGA 1972 s 111
PAP2202 – D French, Antivirus	£69.99	11/05/22	LGA 1972 s 111
PAP2203 – Northwich TC, Insp Apr	£58.80	11/05/22	LGA 1972 s 111
PAP2204 – Shires (PQR), payroll 22/23	£202.80	19/05/22	LGA 1972 s 111
PAP2205 – Synchroprint, CVN May	£208.82	19/05/22	LGA 1972 s 111
PAP2206 – V McDermott, Jubilee Grant	£550.00	19/05/22	LGA 1972 s 111
PAP2207 – HMRC, PAYE Q1 20/21	£251.87	23/05/22	LGA 1972 s 111
PAP2208 – Massey & Harris, swings	£8,738.40	15/06/22	LGA 1972 s 111
PAP2209 – Jackson's Marquee, Fete	£1,278.00	15/06/22	LGA 1972 s 111
DD – Techquarters, Microsoft 365	£26.78	01/05/22	LGA 1972 s 111
DD – Techquarters, Microsoft 365	£21.43	01/06/22	LGA 1972 s 111
DD – Techquarters, Microsoft 365	£21.43	01/07/22	LGA 1972 s 111

Appendix 3 Recent planning decisions by CW&C

APPLICATION DETAILS	DATE OF VALIDATION	CURRENT POSITION
21/01937/S73 - Single storey side and rear extension and creation of first floor (Variation of conditions 2 (approved plans) and 3 (materials) of planning permission 19/01832/FUL) 31 Senna Lane	Fri 30 Apr 2021	Pending
21/05001/FUL - Creation of an additional storey with new external doors and windows, 57 Senna Lane	Fri 17 Dec 2021	Awaiting decision
21/05110/OUT - Erection of two detached houses and the demolition of the existing	Wed 22 Dec 2021	Refused at Planning

garage and passageway of Senna House, 15 Senna Lane		Committee – 10 May 22
21/05070/OUT - Outline planning permission for a mixed use development of up to 1,550 units of residential dwellings including affordable housing (subject to viability); specialist accommodation for older people including residential care home; local centre and active ground floor uses comprising up to 600 sqm of flexible floorspace for retail (including small convenience food store); up to 275 sqm of health, nursery and community; up to 7,700 sqm of employment space; up to 950 sqm of cafe, restaurant, takeaway and public house floorspace; up to a 2,250sqm (up to 2FE) primary school with associated playing fields (Use Class F1(a)); and associated road infrastructure, landscaping (including Sustainable Urban Drainage Systems), public realm and amenity space (all matters reserved except for vehicular access), land at Winnington Works	Wed 22 Dec 2021	Awaiting decision
21/03746/FUL Single storey front extension with external courtyard space, and alteration to the exterior materials of the dwelling (Amended description) Centila Cogshall Lane Comberbach	25 October 2021	Awaiting decision – amended Description
21/01937/S73, Single storey side and rear extension and creation of first floor (Variation of conditions 2 (approved plans) and 3 (materials) of planning permission 19/01832/FUL), 31 Senna Lane	Fri 30 Apr 2021	Awaiting decision
22/00953/FUL - Demolition of existing porch, single storey glazed link extension, single storey and two storey extension, first floor balcony, alterations to existing garage, Wayside Cottage, Hough Lane	Tuesday 26 April 2022	Awaiting decision
22/00792/FUL - Change of Use of Land from Horticulture to Landscaping Business including Use of Previously Existing	3 May 2022	Awaiting decision

PolyTunnels (x2), Tool Shed, Potting Shed and Reuse of Porta Cabin as Office, Erection of Tool Shed, Small Workshop Building and Office Building and Siting of 4x Mobile Containers, Land To South of Hough Lane Farm		
22/01925/TPO - 1x Magnolia in the front garden requires a general size reduction of the canopy by 1m around. 1x Hazel growing in the side garden boundary hedge requires pruning back to previous points, around a 3rd off. 6 Kennelwood Road		Awaiting decision
22/01566/FUL - Single storey front extension, single storey rear extension to include cladding to rear first floor West View	27 April 2022	Awaiting decision
22/01512/FUL - Erection of oak framed car port, Paddock View, 68 Senna Lane	14 April 2022	On agenda for 5 July.