

Mollington Parish Council

Minutes of the Meeting of the Parish Council held on Tuesday 1 March 2016 at Mollington, Backford & District Village Hall

PRESENT: Councillors Angus MacSween (in the Chair), Charles Charlesworth, Phil Crane, Brian Crowe, Mike Jones and Mike Riley

In Attendance: Mrs Pauline English (Parish Clerk). There were no members of the public present.

16.16 APOLOGIES FOR ABSENCE

Councillor Phil Crane

16.17 DECLARATIONS OF INTEREST

Councillor Charlesworth declared an interest in Minute 16.23 as the Parish Council's representative on the Village Hall Committee.

16.18 OPEN FORUM

No issues raised

16.19 MINUTES

It was resolved that the Minutes of the meeting of the Parish Council held on 6 January 2016 be confirmed as a correct record.

16.20 PLANNING

(1) Applications Received:

16/00336/FUL and 16/00337/LBC - Internal alterations including removing internal wall, raising of internal floor level and external fire exit door as a result of raised floor levels. Rebuilding and raising of external fire escape stairs to suit revised fire exit at Crabwall Manor, Parkgate Road, Mollington, Chester, Cheshire CH1 6NE

16/00191/LDC - External alterations to infill existing car port and garage openings with brickwork and windows, and formation of side door at 43 Mollington Court, Mollington, Chester, Cheshire CH1 6LA. This application was deemed to be permitted development not requiring planning permission.

16/00340/HHE - Single storey rear conservatory at 4 Tarrant Court, Mollington, Chester, Cheshire CH1 6NL

16/00463/DIS - Discharge of conditions 3, 5, 9, 10, 11 of application 15/04067/FUL for change of use of land to 'Footgolf' facility with associated infrastructure on land at Parkgate Road, Mollington, Chester, Cheshire

None of the applications required any comments from the Parish Council

(2) Decisions:

15/04067/FUL - Change of use of land to 'Footgolf' facility with associated infrastructure on land at Parkgate Road, Mollington, Chester - **APPROVED**

15/05230/FUL - 2 storey side extension and internal works at 1 Elms Cottages, Townfield Lane, Mollington, Chester, Cheshire CH1 6NS - **APPROVED**

15/05186/FUL - Single storey extensions to side and rear of house at 1 Willow Lea, Mollington, Chester, Cheshire CH1 6LW – **APPROVED**

15/04944/FUL - Proposed touring caravan park with 10 pitches, camping area with 5 pitches, part conversion of building to form toilet and shower block, access alterations & installation of drainage system at Oakwood Farm, Parkgate Road, Saughall, Chester, Cheshire CH1 6EY (Neighbouring parish) – **REFUSED** on the grounds that the (proposal) would amount to inappropriate development in the Green Belt, reduce its openness and result in encroachment of development into the Green Belt. Very special circumstances do not exist to clearly outweigh the harm to the Green Belt by reason of inappropriateness and the other resulting harm. The proposal would be contrary to the provisions of Policy STRAT9 of the Cheshire West and Chester Local Plan (Part One) and the National Planning Policy Framework. 2.

The proposals do not require to be located in this area of the countryside, and would result in an increased incongruous developed that would have an adverse impact upon the general open and rural landscape character of the locality. It would have poor accessibility credentials, with a reliance on the use of the private car to access the proposed development and for its users to access services and facilities in the area. As a result, the proposals would be contrary to the provisions of Policies STRAT1, STRAT9, ENV2 and ECON3 of the Cheshire West and Chester Local Plan, retained policy EC18 of the Chester District Local Plan, and the National Planning Policy Framework.

(3) **Awaiting Decision:**

15/04549/FUL - Residential Development of 4 dwellings - Amendment to 15/01844/FUL on land adjacent to Mollington Banastre Hotel, Parkgate Road, Mollington, Chester

16.21 HIGHWAYS, RIGHTS OF WAY AND AMENITY CLEANING

It was reported that

- (1) potholes were beginning to show between Overwood Lane and the fingerpost.
- (2) The hedge needed trimming by the Old Post Office/Notice Board on Grove Road as it was starting to impede passage on the pavement.
- (3) The pavement between Mollington Court and Well Lane was very poor.
- (4) The Police to be asked about Speedwatch in various areas around the village.
- (5) CWaC to be asked again to provide a bus service for Mollington village

16.22 MOLLINGTON SCHOOL AND PLAYING FIELD

Once again, concerns had been raised about traffic/parking outside the school at start and finish times in the morning and afternoon. This was of increasing concern as school numbers were likely to rise in the future. Councillor Riley was asked to raise this with the Headteacher and to ask whether an application could be made for a 20mph speed limit outside the school. If the Governors did not want to make the application, the Parish Council would be happy to do so.

16.23 VILLAGE HALL

The latest version of the proposals, including the modifications agreed with the Planning Officers, had been displayed in the Village Hall foyer and the planning consultant had provided a supporting document for submission with the revised application, which would be submitted by 17 March.

16.24 PARISH PLAN QUESTIONNAIRE

The questionnaire had been distributed with reply paid envelopes for return to the Chairman. The results had now been analysed and the Parish Council discussed them briefly. Further, more specific analysis would be required and a plan drawn up of the action that was required and who would be responsible for taking it.

16.25 WARMER HOMES AND REDUCED FUEL BILLS

It was reported that Warm Zones CIC was working in partnership with Cheshire West and Chester Council to help residents make their homes warmer and to reduce fuel bills. The Warm Zone fund was offering replacement boilers and central heating systems (that were broken and uneconomical to repair or over 20 years old), new heating systems, loft Insulation and cavity wall insulation. There was no cost to residents and all works would be carried out free of charge. Residents did not need to be claiming a benefit or be unemployed to have the work done, they just needed to live in a specific postcode area. Eligible areas included certain postcodes in CH1, CH2, CH3, CH4, CH65, CH66, CW7, CW8, CW9 or WA6. This opportunity was open to home owners and private tenants, subject to landlord's permission. .

16.26 CORRESPONDENCE

- (1) **Police & Crime Commissioner and Chief Constable:** Update received and noted.
- (2) **Publication:** Clerks and Councils Direct – March 2016

- (3) **Year of Care:** This was the phased roll out of an initiative which, subject to evaluation, could become ongoing practice. It was part of the West Cheshire Way approach which sought to provide treatment and care in the community instead of at hospitals. The initiative would enable people with long term conditions to have all necessary tests at their GP practice at the same time, avoiding duplication and multiple appointments for those with more than one long term condition. Test results were then posted out in advance of follow up appointments which made consultations more productive for both patients and doctors and cut down the number of GP appointments for people with long term conditions. An action plan was also agreed with the patient which set out the steps required for them to better understand and manage their long term condition. Patients were automatically enrolled into the Year of Care at their long term conditions review. Until the end of March 2016, “Year of Care” would focus on people with diabetes. In the longer term other conditions were envisaged including asthma, COPD (chronic obstructive pulmonary disorder), epilepsy, rheumatology, heart failure and hypertension (high blood pressure). The “Year of Care” was currently being rolled out in the Ellesmere Port North cluster of GP practices solely for diabetes. Between 1 April and 30 June 2016, this would be extended to encompass all of the above conditions.

16.27 FINANCE

- (1) **Payments:** The following payment were approved:

Cheque No		Amount
210	Society of Local Council Clerks – Conference Fee	273.20
211	J Davies (Amenity Cleaner) – wages March 2016 incl. Underpayment	160.16
S/O	Parish Clerk – salary January 2016	128.10
212	HMRC-Income Tax January-March 2016	211.55
213	Village Hall – Room Hire	16.00
BACS	Parish Clerk – expenses January-March 2016	47.00
S/O	Parish Clerk – salary February 2016	128.10
S/O	Parish Clerk – salary March 2016	128.10

- (2) **Receipts:** None
- (3) **Balance** as at 1 March 2016 was £11,137.97
- (4) **Appointment of External Auditor:** The Local Audit & Accountability Act 2014 had closed the Audit Commission and established new arrangements for the accountability and audit of local public bodies in England, including parish and town councils. From 1 April 2017 the Act required smaller councils to appoint a new external auditor through a “Sector Led Body” (SLB) or to opt out of these arrangements and appoint their own external auditor. The Local Audit (Smaller Authorities) Regulations 2015 enabled the establishment of a sector-led, collective procurement body to appoint auditors and manage audit contracts. The National Association of Local Councils (NALC), the Society of Local Council Clerks (SLCC) and the Association of Drainage Authorities (ADA), supported and funded by the Department for Communities and Local Government (DCLG), had established an SLB to appoint auditors for smaller authorities and a tender process would be completed by the end of September 2016. Smaller authorities were automatically opted in to the new body and would have an auditor procured for them for a period of five years. A small fee would be charged to cover the whole five year period. However, the Council could decide to opt out and this must be done through a formal resolution. Authorities who wished to opt out must make their own arrangements by establishing an Auditor Panel who would follow a statutory process (set out in regulations) for appointing an auditor by 31 December 2016. If a council opted out but did not appoint an auditor by this date, one would be appointed for them, and the cost of such an appointment would be higher than that charged to authorities using the SLB. The Parish Council resolved to opt in to the new arrangements and to allow the SLB to procure an auditor with effect from 1 April 2017.

16.28 VACANCY ON THE PARISH COUNCIL

It was the Parish Council's duty to fill any vacant seats as soon as possible. Following the last election in May 2015 one seat remained to be filled. The next election was not due until 2019. Sufficient time had elapsed since the last election to require the vacancy to be advertised again and to give residents the opportunity to request that an election be held to fill it. If such a request was received and there was more than one candidate, CWaC would organise an election on the Parish Council's behalf. The Parish Council would have to meet the full cost of such an election. The Clerk would check the current position with CWaC's Registration Service.

16.29 ITEMS FOR INFORMATION AND NEXT MEETING

None raised

16.30 DATE AND TIME OF NEXT MEETING

It had been established that the Village Hall was not available on a regular basis on a Wednesday evening due to prior bookings in both the main Hall and the Committee Room, with access also being required to the Garden Room. It was resolved that the Parish Council should revert to Tuesday evenings and that the next meeting, which was the Annual Meeting, should be held on Tuesday 3 May 2016.