

Mollington Parish Council

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

Prior to the start of the meeting, the Sheriff of Chester, Councillor Myles Hogg, presented the prizes for this year's Garden Competition. The winners were:

1st Place and Shield – Ken and Helen Black, Adswood, Townfield Lane.

2nd Place – Mrs Jenifer Morgan, 49 Mollington Court.

3rd Place - John and Irene Lamb, Willow Brook House, Well Lane

Councillor MacSween reported that the regular judge, Debbie Jones from Sycamore Park Garden Centre, was no longer available but a replacement, Mr James Lester, had been found. Mr Lester was an advisor in horticulture in the North East until his retirement to Wirral area. He seemed very knowledgeable and, of course, critical. A suitable thank-you letter and gift had been sent.

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

In Attendance: There were nine members of the public present.

16.87 APOLOGIES FOR ABSENCE

Councillor Phil Crane, Mrs Pauline English (Parish Clerk)

16.88 DECLARATIONS OF INTEREST

Councillor Charlesworth declared an interest in Minute 16.97 as he was the Parish Council's representative on the Village Hall Committee.

Councillor Riley declared an interest in Minute 16.91(1) as a close neighbour to the proposed development on the School play area.

16.089 OPEN FORUM

Chris Jones, the Chairman of the Village Hall Committee reported that the Hall committee were conducting a house-to-house survey of residents' opinions and had held a "workshop" to identify the requirements of the first stage (of three) of an application to the Big Lottery Fund for a grant for the Hall rebuild and extension project.

16.90 MINUTES

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

16.91 PLANNING

(1) Applications Received:

16/03846/FUL	Single storey rear extension at Harbeth, Townfield Lane, Mollington, Chester, Cheshire CH1 6LB. The Parish Council had no comments
16/04645/FUL	Change of use from vacant golf club house and accommodation to single residential dwelling with associated amenity space at Mollington Grange Golf Club, Townfield Lane, Mollington, Chester, Cheshire CH1 6ND. The Parish Council agreed to call for more supporting documentation and details before permission was considered. Both the clubhouse and adjacent greenkeepers building were given planning permissions specifically to support a recreational activity. These would otherwise have been unacceptable in the Green Belt. The application lacked a design and access statement, any detailed justification for ceasing golf course operations or any consideration of alternative Green Belt compatible uses. The only, Implied, justification was that the buildings are there. The clubhouse proposal was within the existing footprint. The inclusion of eight bedrooms with facilities suggested future plans for multiple occupation or major alterations to create a "mansion".

16/04625/FUL	Development of the playground area at St Oswalds Church of England Aided Primary School, Grove Road, Mollington, Chester CH1 6LG. The Parish Council would object to this application, noting a lack of consultation with and any consideration of the amenity of neighbouring properties. Construction had started before permission. Although the design and access statement contained assurances about the times of use and the nature of the activities in the proposed facility, there had already been occasions of excessive noise, apparently drums, at a level which appeared to breach the Environmental Protection Act. The Parish Council would recommend that at least the provisions of the design and access statement should be included as enforceable conditions in any permission
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(2) **Decisions:**

16/03445/HHE	Conservatory to rear of 6 Tarrant Court, Mollington, Chester, Cheshire, CH1 6NL - PRIOR APPROVAL REQUIRED AND APPROVED by the Borough Council.
16/03205/FUL	Conservatory to rear of Nearby, Well Lane, Mollington, Chester, Cheshire, CH1 6LD – APPROVED by the Borough Council
16/02923/ADV	Two signs, one positioned on either gatepost at Footgolf Chester, The Pavilion, Parkgate Road, Mollington, Chester – APPROVED by the Borough Council

(3) **Awaiting Decision:** None

16.092 CWaC DEVELOPMENT PLANNING PARISH AND TOWN COUNCIL (LOCAL COUNCIL) RELATIONSHIP PROTOCOL

CWaC had drafted a protocol setting out what Local Councils could expect from the Local Planning Authority (LPA) and what the LPA could expect from Local Councils. The Parish Council considered that the proposed protocol for notification of planning applications by email and the web could create unacceptable problems for small parish councils without full-time officers and general IT facilities. The Cheshire Association of Local Councils (ChALC) were preparing a reasoned response to CWaC and it was agreed that Councillors Crane and Charlesworth should draft a response to the ChALC based on the following.

- (i) Email notifications should be sent to the Parish Council Clerk and to a nominated back-up (normally the PC Chairman).
- (ii) The 21-day period for responses to notifications should not start until all the relevant and supporting documents, including the formal application, the location drawing, any design and access statement, plans and elevations etc are on the CWaC website.
- (iii) The 21 days should restart when a proposal is modified and the details are on the website and notified to the PC. Variations agreed between developer and planning officer should be notified in the same way.
- (iv) When a planning officer decides against a parish council's formal objections, the specific reasons should be included in his/her report.
- (v) There is no reason why the 21 days should not be working days.
- (vi) It is assumed that the notification of affected neighbours will be by post as before, A marked-up map indicating those that have been informed should be included on the website.

16.93 HIGHWAYS, TRANSPORT AND AMENITY CLEANING

The Council noted the continued good performance of the amenity cleaner.

16.94 FOOTPATHS ACROSS LAND BETWEEN PARKGATE ROAD, MOLLINGTON AND SHELLY ROAD AND BROWNING CLOSE, BLACON

The Borough Council had advised that they had refused an application for a footpath order confirming public rights of way over the network of footpaths between the Mollington Banastre and the canal. The Parish Council had supported the application. The applicant,

a Ramblers Association expert, would appeal this decision, which was at variance with the facts on the ground actually acknowledged by CWaC. Councillor Crowe had advised that CWaC had failed to follow the latest rules. They should have issued the order to be reviewed by an Inspector at an Inquiry. It was agreed to contribute to the applicant's postage and reproduction costs.

16.95 MOLLINGTON SCHOOL AND PLAYING FIELD

Councillor Riley had declared an interest in Minute 16.091(1) (16/04625/FUL) as a close neighbour of the application site (the school playing field). There was no further discussion on the matter.

16.96 VILLAGE HALL

Councillor Charlesworth declared an interest in this item as the Parish Council's representative on the Village Hall Committee. It was confirmed that the Hall locality qualified for consideration for a Big Lottery Fund grant and that the estimated cost of £500k could be covered now that the Olympics were no longer a priority. See also Minute 16.89 above.

16.97 WEBSITES

The Mollington Villages and Village Hall websites had been refreshed and brought up to date. The Parish Council's website was in the process of being populated by the Clerk with guidance from Chris Jones.

16.98 REVIEW OF PARLIAMENTARY CONSTITUENCY BOUNDARIES

The Boundary Commission was currently conducting a review of Parliamentary constituency boundaries on the basis of rules set by Parliament in 2011. These required a reduction in the number of constituencies in the UK and the number of electors in each constituency to be made more equal. The latest proposals had been issued for consultation and comments were required by 5 December. The historic City of Chester constituency presently covered almost all of the peripheral suburbs and villages, including Mollington, which had common interests and concerns. The residents identified with Chester and the proposed area maintained this, met the electoral quota constraint, and was geographically compact and homogenous. The Parish Council agreed to support the proposals for the City of Chester constituency but, as an apolitical council, would not comment on the knock-on effects or other areas.

16.99 CORRESPONDENCE

None (in the absence of the Clerk)

16.100 FINANCE

Outstanding bills and accounts would be presented for approval at a later meeting. Any payments that could not await the next meeting would be paid either by cheque or by BACS and reported to the next meeting.

16.101 CAPPING OF LOCAL COUNCIL PRECEPTS

Annual increases in local government precepts were currently limited to 2% for principal authorities, unless approved by a local referendum. The 2017/18 Local Government Finance Settlement proposed that this rule should be extended to Local Councils. The Council noted that this would inhibit one-off initiatives, which would necessitate a costly referendum or use of reserves. NALC and ChALC were making representations to Central Government.

16.102 DATE AND TIME OF NEXT MEETING

Tuesday 3 January 2017 at 8pm in Mollington, Backford and District Village Hall (Budget meeting).