

**MINUTES OF A MEETING OF DUNHAM HILL & HAPSFORD PARISH COUNCIL HELD ON
THE 6th DECEMBER 2016 AT 7.40PM IN THE VILLAGE HALL**

PRESENT Cllr Jones in the chair. Cllrs Shore Fielding(R) Fielding(C) Tiplady, Roberts, Hanson & Cllr. Johnson

APOLOGIES FOR ABSENCE Cllrs Moore, Hadden, Singleton

DECLARATION OF INTEREST Cllr. Hanson on Agenda item 9, Plans

MINUTES OF THE MEETING HELD ON THE 1/11/ 2016

Proposed Cllr R. Fielding Seconded Cllr Tiplady that "Minutes of the meeting held on the 1/11/16 be signed as a true and correct record." All present in favour

ARISING FROM MINUTES.

1. Railings, Hob Lane – CW&C have forwarded name of company that will provide a quotation. Resolved Clerk to go ahead.
2. Travellers – Court hearing held on 3/11/16. No representatives from the Travellers. The matter is now in the hands of CW&C to seek an injunction.
3. Wind Farm – Documents relating to the funding agreement passed to all councillors. A presentation was given on 22/11/16 at Helsby High School.

CLERKS REPORT.

1. Police – Bulletins passed to all councillors. A meeting with the Police and Crime Commissioner will take place on 18/1/17 at 6.30pm at the Community Centre, Meadow Close, Tarvin.
2. Village matters – Fence at Hapsford has been removed and will be replaced. Footpath, Hapsford to Horns Mill has been reported. Defibrillator signs have been put into the two kiosks. Hedge to Morley Bridge, Clerk reported. Bridleway – sub-committee of Cllr. Tiplady, Hadden, Moore and Chairman. First meeting on 9/1/17 at 3.30 at Helsby Community Centre.

CORRESPONDENCE.

1. Grant Assistance for Grounds Maintenance – Clerk to apply to CW&C for maintenance of St. Luke's churchyard.
2. Cheshire Fire Authority – the Risk Management Plan for 2017/18 has been signed off. Copy sent to all councillors.
3. CW&C Views on Cheshire's Historic Lord Mayor – Christmas regalia talks in the Town Hall and open to everybody. This will take place on 7/12/16 1.30 – 3.00pm and 13/12/16 at 11.00 – 12.30 and 1.30 – 3.00pm
4. CW&C Special Expenses Scheme – Consultation until 11/1/17. Information passed to all councillors
5. CW&C Local Plan – Draft parking strategy – Consultation up to 13/1/17. Information passed to all councillors

ACCOUNTS NOVEMBER 2016

ARCO (Defibrillator signs)	£26.15
S. Hanson – Christmas Tree	£120.00
TOTAL	£146.15

Proposed Cllr. Hanson, seconded Cllr. Tiplady that 'cheques for November account be signed.' All present in favour.
Precept 2017/18 – Proposed Cllr. Tiplady, seconded Chairman that 'Precept for 2017/18 be set at £4000.' All present in favour.

CW&C – Council Tax Reduction Scheme Grant – Correspondence stating that the scheme which pays the grant annually shows a reduction from this year for the next four years. All Councillors have received copies of the letter.

NEIGHBOURHOOD PLAN

Nothing further to report.



PLANS

Cllr. Hanson left the meeting prior to any discussion taking place.

Plan 16/04789 Variation of conditions fields numbers 3751 and 3249 west of Holly Mount Cottage, Moor Lane. No comments received.

Plan 16/04205 and 04206 – Conversion and extension of redundant agricultural building to a dwelling and erection of 10 dwellings –

Dunham Hill and Hapsford Parish Council object to this planning application, it is a totally inappropriate development within the Green Belt, it will lead to an inappropriate extension of Hapsford into the Greenbelt and create urban sprawl

As per our response to the previous application for this site 15/03588/FUL Dunham Hill and Hapsford Parish Council will always welcome schemes that create additional housing within Dunham Hill and Hapsford provide that it is sensitively created by infill or the conversion of redundant historic buildings within the villages however the loss of green belt land is unacceptable.

The creation of a complete new development (Plots 3 to 11) is an unacceptable development on greenbelt land and in no way can be considered "in fill"

The Plot 1 development appears to be a sensitive conversion of the barn which is in principal acceptable to the Parish Council except for the creation of the highway entrance onto Moore lane as this effectively segregates Plot 1 from Hapsfords and will create highway issues in Moore Lane. The Council would look much more favourably upon a scheme of conversion that utilises the existing farm house highway entrance

The Plot 2 development is a complete new build on a site containing redundant agricultural debris that creates a new dwelling segregated from Hapsford due to it having its own highway access onto Moor Lane. The Parish Council do not support the creation of a new dwelling with a new highway access onto Moor Lane, however the Council would look favourably at a scheme that created a new dwelling just west of Plot 1 that also utilised the main farm house highway access.

The applicants have for many years failed to maintain the site of the proposed development, leaving it strewn with redundant buildings and equipment, so that it is now considered an eyesore. Removing an eyesore is not a valid argument to justify the development.

Cllr. Hanson then returned to the meeting.

PLANNING DECISIONS

16/04086 3 bedroom bungalow, land adj. to Dunham Village Hall – approved

16/02623 3 non-illuminated panel signs, Hapsford Hall, Hapsford – approved

16/04789 Variation of condition 2 (approved plans) of planning permission 16/00447. Fields 3751 and 3249 west of Holly Mount Cottage, Hapsford - approved

CHAIRMAN'S BUSINESS

Chairman wished all members and their families a Merry Christmas and Prosperous New Year.

DATE OF NEXT MEETING

The next meeting will be held on 3rd January 2017 at 7.40pm in the Village Hall.

