

**MINUTES OF A MEETING OF DUNHAM HILL & HAPSFORD PARISH COUNCIL HELD ON
THE 6TH OCTOBER 2015 AT 7.40PM IN THE VILLAGE HALL**

PRESENT Cllr Jones in the chair. Cllrs Singleton, Hanson, Moore, Tiplady & Cllr. Johnson

APOLOGIES FOR ABSENCE Cllrs Shore, Roberts, Fielding C, Fielding R, Hadden

DECLARATION OF INTEREST Cllr. Hanson - Plans item 2 (Personal interest)
Cllr. Tiplady, Arising from minutes Item 2,

MINUTES OF THE MEETING HELD ON THE 1ST SEPTEMBER 2015

Proposed Cllr .Tiplady. Seconded Cllr .Moore. that "Minutes of the meeting held on the 1/9/15. be signed as a true and correct record." All present in favour

ARISING FROM MINUTES.

1. Railings, Hob Lane - Proposed Chairman, seconded Cllr. Tiplady that 'Verbal quote received from The Smithy be refused'. All present in favour.
2. Website - Work on this is still in progress.
3. Solar Farm - Cllr. Johnson stated that the plan was likely to be discussed at a meeting to be held on 15/10/15.
4. Wind Farm - Chairman gave a brief report on a meeting he had attended, and Cllr. Tiplady reported on the liaison meeting held on the same evening. Proposed Chairman, seconded Cllr. Moore that 'Cllr. Tiplady to be given authority to agree constitution of Local Liaison Committee on behalf of the Parish Council'. All present in favour.
5. Hapsford Hall - Site meeting had been held and the wall in the original plans is to be built.

CLERKS REPORT.

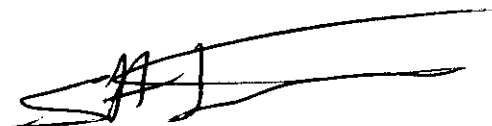
1. Police - Bulletins passed to all councillors. Council have been informed that the new PCSO Office will e Stephen Edmonds. Correspondence received from Mickle Trafford PC asking if we would consider sharing the cost of providing our own PCSO. Proposed Cllr. Tiplady, seconded by Chairman that 'The offer be refused.' All present in favour.
2. Village reports - Site meeting held at Hapsford and road sign will be provided and a litter bin will be purchased. Also, double yellow lines will be installed by CW&C.
3. In Dunham the sign in Church Lane and the chevron in Manley Lane have been repaired.
4. Speed Limit -The new speed limit signs have been installed on the A56 from Traffic lights at Horns Mill to Ince Lane.
5. Telephone kiosks - Clerk had received correspondence stating that the purchased of the kiosks had gone through and contracts will be sent in the near future.

CORRESPONDENCE.

1. Igas - Correspondence received from Igas stating they would be willing to attend a Parish Council meeting. Clerk had forwarded an invitation for the November meeting, but to date nothing has been received. Cllr. Johnson stated they hoped to arrange a Q&A session with a Professor from Chester University in the near future.

ACCOUNTS SEPTEMBER 2015

Clerk Salary & expensed	£605.96
Inland Revenue	£107.09
A. Jones	£190.00
TOTAL	£903.05



Proposed Cllr. Hanson, seconded Cllr. Singleton that 'Cheques for September accounts be signed' All present in favour.

Receipts & Payments account from April to September was passed to all councillors.

NEIGHBOURHOOD PLAN

This is in hand.

PLANS

15/03554 extension Newcombe House, Village Red. Dunham Hill - No comments

15/03588 conversion & extension of agricultural buildings to create 3 dwellings and erection of 8 new dwellings.

Proposed Cllr. Tiplady, seconded Cllr. Moore that '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.' All present in favour.

The planning justification report seems to hang significant weight on this scheme supporting the farming business of the applicant, the viability of an industrial farm is irrelevant to planning unless the scheme is part of the farm's working infrastructure, such as the bio fuel heating system to provide heating to the chicken sheds.

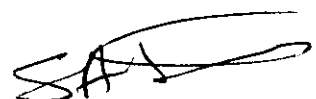
The Construction of the new homes on the field is a totally inappropriate development, although there is a limited need for affordable housing in the area, this need does not outweigh the loss of green belt land and urban sprawl. Additional housing (market value or affordable) is already planned within Helsby without the loss of greenbelt land. Helsby can provide the required services to support the additional housing.

Limited additional housing within Dunham Hill and Hapsford is always welcome provide it is sensitively created by infill and conversion of redundant buildings however loss of green belt land is not acceptable.

The fake conversion of the derelict agricultural constructions is totally inappropriate, such redundant industrial equipment should be removed by the business owner once they are no longer required by the business. Policy permits the conversion of building provided that they are "permanent construction and can be reused without major reconstruction" however, these are just industrial scrap that the business owner should have removed years ago. The silo probably had a design life of 15 years maximum which probably far exceeds the design life of the wooden sheds.

Dunham Hill and Hapsford Parish Council believe that the conversion of the redundant farm barn may well be an acceptable scheme, subject to a new planning application, provide the following are adhered to:

- Vehicle access is via the Main farm's entrance on Moor Lane, this will mitigate highway issues and to ensure the residence is part of the main community
- The residential scheme ideally should produce 2No 2bedroomed residences by tasteful extension of the barn within its overall footprint
- The scheme is conditional upon the redundant silo and wooden sheds being demolished and the whole parcel of land being returned to paddock



Planning Application 15/03702/FUL

Proposed Cllr. Tiplady, seconded Cllr. Hanson that 'Dunham Hill and Hapsford Parish Council support this planning application, the limited size increase is acceptable within this greenbelt village and the visual improvements to the building will be most welcome, our only area of concern is the provision of off road parking.' All present in favour.

This area of the village suffers from on street and on pavement parking issues, we would like the planning officer to work with the applicant to devise a way that ideally 5No off road parking spaces can be provided, but as a minimum 4No spaces are required, there are options to develop a better access from Village Road or possibly from the A56 now that the speed limit has been reduced to 40mph. We would like to see the agreed provision of off road parking a planning condition if the application is granted.

PLANNING DECISIONS

15/03554 extension Newcombe House, Dunham Hill - approved

CHAIRMAN'S BUSINESS

None

ITEMS RAISED IN PUBLIC AIR TIME

1. Condition of Manley Road
2. Norton Lane

DATE OF NEXT MEETING

The next meeting will be held on 3NOVEMBER 2015 at 7.40pm in the Village Hall.

