

MEETING OF THE DUNHAM HILL & HAPSFORD PARISH COUNCIL

Tuesday 3rd January 2023, at 7.00pm, at Dunham Hill Village Hall.

MINUTES

Present:	Cllr K Bradley – Chair	Cllr E Gibson
	Cllr C Green	Cllr H Broadman
	Cllr K Holmes	Cllr A Tribe
	Cllr C Green	Cllr H Deynem (Ward Councillor)
Clerk:	Mrs T Ryall-Harvey	Members of the public: 16

APOLOGIES FOR ABSENCE – Apologies were received and accepted from Cllr R Johnson due to family vacation and Cllr Willett and Cllr Wallace due to family commitment.

ARCHWAY HOMES – Rachael Whelan, Land and Sustainability Director for Archway Homes attended the meeting, Rachel reported that six months ago the company had approached Greene King to find out what their intentions were for the Wheatsheaf site. She reported that Greene King had held pre-planning discussions with CWaC and been informed that due to the site being a brownfield site they would not be able to provide open market housing but may agree to a rural exception site if affordable housing were proposed. Archway Homes are working with Muir Homes and Homes England to pull together a plan to develop the site. Archway Homes have now signed an exclusivity agreement with Greene King on the site.

Muir Homes were now looking to undertake a local needs assessment to assist in establishing the planning needs of the area. The Parish Council asked if they would be possible for this information to be shared.

Rachel explained that Muir would buy the houses from Archway homes when they were built and depending on the housing needs assessment, they could provide a selection of affordable houses to the open market and shared ownership or social housing.

Rachel explained that the site behind the planned housing was expected to be a Biodiversity site, this was located where previously the bowling green had been situated. A Parish Councillor sought confirmation if this area could be lost to housing in the future. Rachel explained that there was a need within CWaC's local plan for a Biodiversity provision for new homes and therefore she did not believe, at this time, that in the future building on this area would be allowed.

Rachel explained that there would be a management company who would oversee maintaining the site in the future, that all occupants of the homes would contribute via service charges. The maintenance would include all common land around the site including the bio-diversity area.

It was confirmed that it was proposed that the current right of way from A56 to Talbot Road would be maintained together with an area of visitor parking that could be utilized by for St Luke's Church as appropriate.

Residents raised several questions & concerns including if a play area could be provided, how the sewerage would be dealt with from the site, and lack of schooling and GP services in the area. It was agreed that all questions received by residents would be forwarded to Archway Homes to allow them the chance to respond. It was suggested that a public meeting be arranged once Archway Homes had undertaken their

housing needs assessment, flood risk assessment and ground inspection and had amended their plans accordingly to allow residents to raise any further questions they had.

Rachel from Archway Homes highlighted that once the planning process had been successful it would take approximately 18 months until from first development to site finished.

It was suggested that the Parish Council seek a pedestrian crossing on the A56 via the Section 106 monies that could potentially be available from this development.

15 residents left the meeting.

CHESHIRE WEST AND CHESTER – Claire Wyn-Jones LFA, Lewis Williams, Flood Risk Engineer, and Stuart Bateman Principal Engineer for Highways Cheshire West and Chester Council attended the meeting and reported 18 months ago foul effluent had been reported pooling on Moor Lane, investigations have been undertaken by CWaC, also jointly between CWaC and United Utilities, and more recently further investigations by CWaC.

Following the involvement of Claire Wyn-Jones Local Flood Advisor, CWaC Team undertook extensive investigations, jetting and camera work in December and discovered a number of private connections to the drain. It was proposed that die testing in the area would be undertaken to establish the properties that these connections came from. Following this CWaC would then look to either establish a dialogue with UU to see if they would take on the asset or look to remove the private connections, re-establish it as a clean water drain and drain into the nature reserves.

CWaC highlighted the need for residents to report to United Utilities on the household waste incident line (0345 672 3723) to increase the priority for further investigation work being escalated

Road Improvement work outside Sun Leisure – it was reported that a level survey had been completed, following this CWaC was proposing as a matter of urgency to repair the existing gullies and jet the culverts back to the ditches to establish a outfall levels. This may then require the ditches to be cleared by the owners of the fields either side of the road access (CWaC would serve a ditch clearance notice on the owners to ensure that this is undertaken satisfactorily). If all of this still did not resolve the flooding issue then CWaC would then look to install a new heavy duty gully in the center of the road junction to drain water.

It was reported that the owners of Sun Leisure had commented that the culvert adjacent to his field is running, including along his drive, however the two main grids off the A5117 to the right of his property appear to be blocked and flowing onto the grass area and footpath. The culvert is also blocked and he believes not dredged for many years.

DECLARATION OF INTERESTS – No declarations of interest were received.

PUBLIC PARTICIPATION – Nothing raised.

CORRESPONDENCE

Notification of External Auditor Appointment - It was noted following the recent consultation, that PKF Little John has been appointed as the auditor for the period 2022-23 – 2026-27.

Marshes Community Benefit Fund – it was reported that following the recent grant application that the Parish Council had been successful in obtaining a grant for £11,550 towards the Willow Tippee, Share Box and Wildflower planting in Hapsford.

Kingsley and Gowy Police Update – it was reported that the December issue of the ‘Keep in Touch’ had been received and circulated around the Parish Council.

ACCEPTANCE OF MINUTES

RESOLVED 22/050 - that the Chair signs, as a true and correct record the circulated minutes of the Parish Council meeting held on 1st November 2022.

PLANNING

The Planning Register dated 19/12/2022 was accepted and changes to the planning register from last meeting were noted.

The following planning applications had been received since the last meeting:-

22/04505/CAT – 6 Croft Cottage, Church Lane, Dunham on the Hill – Plum (T1) – prune back to suitable growth points back to boundary line. Leylandii (T2) – section fell to ground level. Mixed species consisting of Hazel and Hawthorn (G1) – prune back to suitable growth points back to boundary line – No objections.

It was noted that the following planning applications had been decided since the last meeting:-

22/01030/FUL – 5 Moor Court, Moor Lane, Hapsford WA6 0LA – Extension to existing garage - approved.

Meres Edge Masterplan Update - it was reported that a proposal for the allocated site adjacent to the former Honeywell works had been circulated following it being submitted to Cheshire West and Chester Council Planning Department.

NEIGHBOURHOOD DEVELOPMENT PLAN

Cllr Green provided a written report of the recent Neighbourhood Development Meeting that took place on 6th December

It was also reported that the next Neighbourhood Development meeting was taking place on Tuesday 7th February at 7.30pm. Preceded by a 7.00pm Working Group discussion about Wheatsheaf Site. A representative from CWaC was attending to speak about Renewable Energy provision.

ACCOUNTS

Cashbook – the council accepted the cashbook and updated budget v actual YTD dated 19-12-2022.

Bank Reconciliation

RESOLVED 22/051 – the council approved the bank reconciliation as circulated against the year-to-date cashbook and signed the reconciliation and bank statements.

National Salary Award 2022-23

It was **RESOLVED 22/052** that the Parish Council support the agreed cost of living pay scales for 2022-23 to be implemented from 1st April 2022 as follows:

- SCP22 (1st April 2022 until 31st August 2022) from £14.30 up to £15.30 an hour.
- SCP23 (from 1st September 2022) from £14.67 up to £15.67 an hour.

Budget for 2022-23

Following the draft budget being circulated prior to the meeting, the budget was reviewed and the Parish Council **RESOLVED 22/053** unanimously to accept the budget for 2023-24 of £7,237 as set out below:-

Budget Element	Budget 2023-24
EXPENDITURE	
People & Expenses	
Clerk	3,732
HMRC tax	240
Expenses	400
Training	350
Professional service	
Insurance	430
Internal Audit	50
Autela payroll	180
General Services	
Website & Broadband	147
Village Hall Room Hire	100
Newsletter	240
Bulb Planting & Planters	426
Admin	
Membership/Subscriptions	190
Data Protection fee	35
Elections	548
Projects	
Defibrillator	336
Community cleanup	180
Maintenance of Assets	450
Ad Hoc Beneficial items (\$137)	198
Neighbourhood Development Plan	5,000
Money spent from reserves	850
Contingency % of above	41
TOTAL CASH OUT	14,122
RECEIPTS	
Precept	7,537
Bank Interest	8
VAT recovery	50
Neighbourhood Development Plan Grant	5,000
CWAC contribution	0
Other	850
TOTAL CASH IN	13,445

Precept for 2023-24

Precept for 2023-24 -the Parish Council **RESOLVED 22/054** unanimously to request a precept level of £7,537 which is 5% increase on the precept from 2022-23, with the remaining income required to balance the budget to be taken from reserves.

SLCC Membership for 2023-24

It was **RESOLVED 22/055** to approve the payment of £38 towards the SLCC membership for the Clerk which is split between 5 other Parish Councils. SLCC membership currently cost £187.00 in total.

Churchyard Grant

It was **RESOLVED 22/056** to submit a Churchyard Grant Application on behalf of St Luke's Church, Dunham Hill for £380.00 to cover costs towards the churchyard maintenance.

Income & Expenditure

RESOLVED 22/056- to accept the income and expenditure as reported to the meeting:-

<u>To Whom Paid</u>	<u>Comments</u>	
INCOME		
£1,550.00	Marshes Community Benefit Fund	
£7.77	Bank Interest paid	

EXPENDITURE		<u>Amount</u>
Clerk's Salary	Tax Point 9	£409.08
HMRC	PAYE Month 9	£44.20
Clerk's Salary	Tax Point 10	£318.12
HMRC	PAYE Month 10	£21.40
Clerk's Expenses	Expenses for December	£134.16
Walkers Nurseries	Daffodils for Planting	£187.20
Mrs T Ryall-Harvey	Defib Pads for Hapsford and Dunham Hill	£321.60
Walkers Nurseries	Christmas Tree for Hapsford	£168.76

THE COMMUNITY

Community Space – Talbot Road – no further update.

Community Tidy Up – it was reported that the next Community Litter Picking Event would take place on 11th March 2023.

Village Green Development – Dunham on the Hill

Following confirmation that the Parish Council wished to proceed with Connection Charges via Scottish Power at a cost of £1,610.25 including VAT plus waterproof box of £300 it was reported that the Clerk had applied to CWaC Ward Members Budget grant for a contribution of £500 which meant that the Parish Council needed to £610.25 including VAT (which could be recovered) for the project.

RESOLVED 22/057 that subject to receiving the Ward Members Grant funding to proceed with the project.

Village Green Development -Hapsford – The clerk reported that she had booked a living willow tippee workshop run by the Twigtwister's for Saturday 11th February for approximately 15 residents.

The Clerk also reported that she is exploring the building of a share box for installing into Hapsford and would report back to a future meeting.

Defib Training – it was reported that Defib Training had been booked for Tuesday 21st March at 6.00pm in the Village Hall.

Hapsford Drains – reported earlier in the meeting.

EXTERNAL BODIES

CWaC's Neighbourhood Pride Scheme – It was confirmed that a bid to clear weeds and side back the footpath along the A56 from junction of B5132 to Low Hill had been successful and CWaC would be carrying this work out before the end of March 2023.

Sandstone Meeting – it was reported that Cllr Bradley had attended a recent Sandstone Ward Meeting where the head of the Planning Department from CWaC had attended and discussed travellers' sites around the ward.

Following this it was reported that a site on the A56 had been reported to CWaC Planning Enforcement due to a native hedge being removed; establishing an unauthorized access into a fields with an injunction on it and concern was also highlighted about the possible grabbing of CWaC land whilst undertaking this unauthorized work. Additionally, and more recently, a drainage pipe had been installed to this site. Cllr Deynem undertook to escalate this further within the CWaC Enforcement & Planning Teams.

Boshaw Centre – No further update – Hugo Deynem to chase.

DATE OF NEXT MEETING

The next meeting would be held on Tuesday 7th March 2023 at 7.30pm at Dunham Hill Village Hall.

The meeting closed at 20.59

Signed:..... Dated:.....

Mrs T Ryall-Harvey 03/01/2023