

## KINGSLEY PARISH COUNCIL

### MINUTES OF THE MEETING OF KINGSLEY PARISH COUNCIL HELD IN THE KINGSLEY COMMUNITY CENTRE ON TUESDAY

18 July 2017 at 7.00pm

**Present:** Councillor S. Billows  
Councillor J. Cliff (Vice Chairman)  
Councillor D. Crossley (Chairman)  
Councillor D. Fletcher  
Councillor C. Jones  
Councillor D. Moores  
Councillor R. Wilson

**In attendance:** Mrs J. Preston (Clerk)

#### MEETING No 3

REF.	DISCUSSION	ACTION
17/110	<p><b>Opportunity for Public to Raise Issues</b> Sam Miller of Langdale Capital attended the meeting to give an update on the proposal for conversion of the Horseshoe Pub to a Co-operative Store. The planning application is expected to go in this week. The store will be larger than the present one and will provide off road parking for up to 18 cars as well as the delivery vehicles. A Post Office service will continue to be provided. There will be manned and self-service tills provided. It is planned for the store to open in February 2018. Regarding the future of the old co-operative store that is in the hands of the Co-operative Group, it may be sub-let or the lease may be surrendered, that is not within the remit of Langdale Capital. Mr Miller will be introducing himself to the neighbouring properties and will hold an open meeting in the village for all to attend in due course.</p> <p>Councillor Crossley thanked Mr Miller for attending and giving his update on the proposed new co-operative store in Kingsley.</p>	
17/111	<p><b>Planning Application</b> <b>Land Off Higher Heyes Drive Kingsley 17/02356/FUL</b> In order to allow members of the public to hear Council's comments regarding this planning application the item was discussed at this juncture of the meeting so that members of the public could leave the meeting if they so wished after this item, rather than sitting through the rest of the meeting. The Chairman of the Council informed the members of the public that they were</p>	

	<p>very welcome to listen to the Council’s decision but were not able to make comments as per Council’s Policy on Public Participation.</p> <p>Councillor Moores introduced the recommendation put by the Kingsley Planning Working Group.</p> <p><i>The recommendation was that Kingsley Parish Council object to the planning application.</i></p> <p>At the Open Meeting held on 12 July several issues were raised such as problems regarding increased traffic, drainage problems and issues regarding the ecology of the site. Councillor Moores stated as important as these items are to residents of Kingsley they could all be addressed by the developers and Cheshire West and Chester Council (CWAC)</p> <p>Therefore (in summary) Council’s objections would be on the following:</p> <ul style="list-style-type: none"> <li>• No clear demonstration of need has been given. Development of rural exception sites (such as Kingsley) can only be considered on the basis that the conclusions of a local housing needs survey show there is a clear local demand for such housing. The developers have failed to do this and the application should be rejected on this point alone.</li> <li>• Development does not comply with planning policy. The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. The proposed development would see a loss of 1 ha of agricultural/green belt land and other sites have not been considered. As the development is right on the edge of the village and on a steep hill the favoured transport would be private vehicles, not public transport, bicycles or even by foot.</li> <li>• The Local Plan continues that development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made. The Working Group of Kingsley Parish Council (KPC) believe that this proposed development along with any others in the future that may be proposed will have a serious and long lasting detrimental impact on the village, its residents and its environment.</li> <li>• Green Belt. CWAC policy state that green belt development is inappropriate although exceptions are allowed. The Working Group believe that this proposed development is inappropriate and will have a detrimental effect on the openness of the Green Belt that protects and surrounds the village.</li> <li>• Rural Exception Sites. The Working Group understand that exceptions can be made to build affordable housing in the Green Belt and that a small amount of open market housing be allowed, but on this development 4 out of 11 properties will be open market housing which amounts to a quarter of the houses proposed which the Working Group does not consider a small element. The Working Group feel that there are other sites available within the settlement boundary where, if</li> </ul>	
--	---	--

	<p>there is a proven need for affordable housing, such development could be accommodated. These have not been discussed with KPC or other members of the community.</p> <ul style="list-style-type: none"> <li>• Finally it was felt that even with a discount of around 30% properties based on market prices would be outside the budget of many young Kingsley residents.</li> </ul> <p>KPC full and detailed Objection can be viewed on the CWAC Planning Portal</p> <p>Councillor Billows commented that when looking at the plans for this proposed development a large proportion of the land has been designated for the building of the 4 open market properties. Also it was understood that a response of 30% would need to be obtained from a housing needs survey; but the Housing Officer at CWAC has stated that 20% is a reasonable rate and considered sufficient to provide a good indication of numbers, this was regrettable.</p> <p>Councillor Moores said he was disappointed at the remarks made at the Open Meeting on 12 July stating that people moving into this development may cause problems and disruption in the village. KPC Planning Working Group were in no way influenced by such comments and did not take them into consideration, and would not support such comments or views..</p> <p>Council then discussed the planning application.</p> <p>Councillor Fletcher proposed that the recommendation of Objection to the planning application be accepted. Seconded by Councillor Jones. It was unanimously agreed</p> <p>RESOLVED THAT Kingsley Parish Council object to the planning application 17/02356/FUL Land Off Higher Heyes Drive and these comments be forwarded to Planning CWAC by the deadline of 20 July 2017.</p> <p>The drawings/boards for this planning application to be stored in the Archiving Cupboard in the Boardroom.</p>	<b>JP</b>
17/112	<p><b>Apologies</b> Councillor G Warburton PCSO J Kopczyk apologised - unable to attend owing to illness</p>	
17/113	<p><b>Minutes of the Meeting held on 20<sup>th</sup> June 2017</b> The Minutes of the Meeting held on the 20<sup>th</sup> June were approved and signed by the Chairman as a true and correct record.</p>	
17/114	<p><b>Matters Arising from the Minutes</b> Councillor Jones stated that the full amount of S106 monies has now been received. Therefore, there is not an amount of £1300 available for footpaths as previously reported.</p>	

17/115	<p><b>Declaration of Interests</b>  Register of interests: Councillors are reminded of the need to update their register of interests and the need to disclose both the type of interest and its nature.  Councillor Crossley declared an interest in (item 121).</p>	
17/116	<p><b>Chairman's Remarks</b>  Councillor Crossley regretted to report that owing to a heavy work load both personally and at work Councillor Vickers has resigned. Councillor Crossley suggested that Mr Vickers become an Advisor to the Council on all matters to do with Traffic and Transport until another councillor take on the role. Council unanimously agreed to this proposal and Mr Vickers kindly accepted this interim duty. Councillor Crossley said that there are now 3 vacancies on the Council which would, hopefully, be filled in the Autumn.</p> <p>Stephen Bennett of Chartland Homes will be attending the September council meeting with regard to a proposed development in Hollow Lane.</p> <p>Councillor Crossley had attended a training session on Management and Meetings which was excellent and he encouraged other councillors to attend training sessions in order to assist with their duties as councillors.</p>	
17/0117	<p><b>Planning Issues</b></p> <p>a)<b>Council to NOTE the Planning decisions made by the Cheshire West &amp; Chester Council</b></p> <p><b>17/01939/FUL Smithy House Kingsley Rd                    APPROVAL</b></p> <p>Demolition of existing rear extension with erection of new extension.</p> <p><b>17/01983/FUL The Stables Hill Top Barns Hillfoot Lane   APPROVAL</b></p> <p>Erection of orangery to rear elevation</p> <p>b)<b>APPLICATIONS TO BE CONSIDERED</b></p> <p><b>The Old Orchard The Hurst Kingsley 17/02298/FUL</b>  Single storey extension, re-roofing over existing lounge &amp; small extension/infill to bedroom  <b>APPROVAL</b></p> <p><b>Wigans Lake Farm Norley Rd Kingsley 17/02474/FUL</b>  Rear orangery  <b>APPROVAL</b></p> <p><b>65 Beech View Rd Kingsley 17/02550/FUL</b>  Single storey side and rear extension  <b>APPROVAL</b></p> <p><b>Land adjacent to Barncrest Dark Lane Kingsley 17/02545/FUL</b></p> <p>Removal of existing manufacturing building and reconstruction using same footprint.  <b>APPROVAL BUT WISHED</b></p>	

	<b>FOR VARIOUS CONDITIONS TO BE NOTED</b>																																								
	<p><b>Land adjacent to Brow Dene Town Well Kingsley 17/02597/FUL</b> 2 dwellings with onsite car parking <b>OUTLINE PLANNING RECD 2014.</b> <b>2 CONCERNS HIGHLIGHTED ON</b> <b>CHANGE TO 2 DWELLINGS AND ROAD ACCESS.</b></p> <p>Concern was raised with regard to parking on this road and 2 dwellings may produce more traffic than one, although according to the Open Meeting on 12 July, there is a need for more smaller properties.</p> <p>It was decided that in future under Applications to be Considered the word 'APPROVAL' would be changed to 'NO OBJECTIONS' as the Parish Council has no statutory or legal rights to Approve any planning application submitted to them for comment by CWAC, approval or rejection can only be granted by CWAC.</p>																																								
17/118	<p><b>Finance</b></p> <p><b>(a) To agree the following payments and sign cheques</b></p> <table border="0"> <tr> <td>Woodhouse Elect P Field Lights</td> <td style="text-align: right;">337.58</td> <td style="text-align: right;">2932</td> </tr> <tr> <td>SLCC Clerk Training</td> <td style="text-align: right;">25.00</td> <td style="text-align: right;">2933</td> </tr> <tr> <td>KDE Ltd Board Room Light</td> <td style="text-align: right;">103.99</td> <td style="text-align: right;">2934</td> </tr> <tr> <td>Mid Cheshire 5 cuts</td> <td></td> <td></td> </tr> <tr> <td>+ Rights of Way Cut</td> <td style="text-align: right;">705.60</td> <td style="text-align: right;">2935</td> </tr> <tr> <td>J Preston July salary</td> <td style="text-align: right;">325.59</td> <td style="text-align: right;">2936</td> </tr> <tr> <td>A Walker July salary</td> <td style="text-align: right;">196.96</td> <td style="text-align: right;">2937</td> </tr> <tr> <td>HMRC July Tax</td> <td style="text-align: right;">130.60</td> <td style="text-align: right;">2938</td> </tr> <tr> <td>Mrs Warburton</td> <td style="text-align: right;">7.50</td> <td style="text-align: right;">2939</td> </tr> <tr> <td>J Preston Stamps/Cartridges</td> <td style="text-align: right;">49.18</td> <td style="text-align: right;">2940</td> </tr> <tr> <td>J Preston Paper/Magnets</td> <td style="text-align: right;">24.89</td> <td style="text-align: right;">2941</td> </tr> <tr> <td>Sunrise Gardens</td> <td style="text-align: right;">230.00</td> <td style="text-align: right;">2942</td> </tr> <tr> <td>ChALC D Crossley Training</td> <td style="text-align: right;">35.00</td> <td style="text-align: right;">2943</td> </tr> </table> <p>Councillor Moores said that Mid Cheshire Grounds Maintenance work was greatly improved from last year.</p> <p><b>(b) Invoices paid prior to the meeting:</b> None</p> <p><b>(c) To note payments received</b> Nagle FD Internment £264</p>	Woodhouse Elect P Field Lights	337.58	2932	SLCC Clerk Training	25.00	2933	KDE Ltd Board Room Light	103.99	2934	Mid Cheshire 5 cuts			+ Rights of Way Cut	705.60	2935	J Preston July salary	325.59	2936	A Walker July salary	196.96	2937	HMRC July Tax	130.60	2938	Mrs Warburton	7.50	2939	J Preston Stamps/Cartridges	49.18	2940	J Preston Paper/Magnets	24.89	2941	Sunrise Gardens	230.00	2942	ChALC D Crossley Training	35.00	2943	
Woodhouse Elect P Field Lights	337.58	2932																																							
SLCC Clerk Training	25.00	2933																																							
KDE Ltd Board Room Light	103.99	2934																																							
Mid Cheshire 5 cuts																																									
+ Rights of Way Cut	705.60	2935																																							
J Preston July salary	325.59	2936																																							
A Walker July salary	196.96	2937																																							
HMRC July Tax	130.60	2938																																							
Mrs Warburton	7.50	2939																																							
J Preston Stamps/Cartridges	49.18	2940																																							
J Preston Paper/Magnets	24.89	2941																																							
Sunrise Gardens	230.00	2942																																							
ChALC D Crossley Training	35.00	2943																																							
17/119	<p><b>Borough Councillor Remarks</b></p> <p>Councillor Oultram said that planning application 17/02597/FUL would go to Planning Committee in August and 17/02356/FUL would go either in August or September.</p> <p>A consultation had taken place on Public Space Protection Orders. However it only related to the Chester area but should be extended to areas outside</p>																																								

	<p>Chester in due course. Councillor Jones will respond to the consultation.</p> <p>Councillor Oultram also reported that Nicki Rose, the dog warden for Cheshire West and Chester is willing to attend the September Council meeting to discuss the by-laws governing dogs in Kingsley Playing Field. The Clerk will invite her to attend.</p>	<p><b>CJ</b></p> <p><b>JP</b></p>
17/119	<p><b>Playing Field Report</b></p> <p>Councillor Fletcher reported that the lights on the playing field should now be in working order, but will have to wait until it gets dark to confirm this, as lights programmed to come on at 9pm.</p> <p>The broken rocker in the shape of a dog will cost £255.10 to replace the head to include 2 handles. The suppliers will take back the new head if it does not fit. Discussion took place whether it was worth repairing or should be replaced. However, it was felt the cost of replacing would be much greater than the £255.10, so it was agreed to replace the head.</p> <p>Proposed by Councillor Fletcher Seconded by Councillor Jones Unanimously agreed</p> <p>RESOLVED THAT the broken rocker would be repaired with a new head at the cost of £255.10.</p> <p>Councillor Billows requested that the General Assistant be asked to place the one available sign onto posts near to the children's play area stating No Dogs Allowed in the Play Area. This was an actionable point from the June Minutes. Councillor Fletcher and Councillor Warburton will ask the General Assistant to carry out this work.</p> <p>Councillor Billows will produce a paper on dogs in the playing field specifically with regard to insurance and bring to the September meeting.</p> <p>Councillor Fletcher reported that the feedback he had received from Cheshire West and Chester Council (CWAC) regarding the tree that was cut down on Westbrook Road had been of little assistance. The council's representative who had dealt with the cutting down of the tree has left. Councillor Moores will write to Councillor Oultram (Borough Councillor) stating that Kingsley Parish Council is not happy with the responses received on this matter.</p>	<p><b>CJ/DF</b></p> <p><b>DF/GW</b></p> <p><b>SB</b></p> <p><b>DM</b></p>
17/120	<p><b>Cemetery Report</b></p> <p>In the absence of Councillor Warburton and Councillor Crossley declaring an interest in this item, the Clerk informed the Council of the 3 quotes received regarding the proposed cremation plots.</p> <p>For Phase 1 which is for 44 plots the quotes were:- TR Fowler TIMS Landscapes £2290 inc VAT, HW Morris Landscapes £2417, Maddocks Landscaping £2550. The works would include, clearing the site, the hard works to include laying a kerb, placing a membrane and putting down gravel and the soft works of laying topsoil, planting shrubs and</p>	

	<p>mulching.</p> <p>It was decided to appoint T R Fowler (Tims Landscapes) and to request he keep to his schedule of starting works by the beginning of September 2017. Proposed by Councillor Moores Seconded by Councillor Fletcher Unanimously agreed</p> <p>RESOLVED THAT T R Fowler (Tims Landscapes) be contracted to do the works for Phase 1 of the Cremation Plots in Kingsley Cemetery at £2290 inc VAT.</p> <p>The Clerk will ask Councillor Warburton to appoint Tims Landscapes on behalf of the Council.</p>	<p><b>JP</b></p>
<p>17/121</p>	<p><b>Traffic and Transport</b> Mr Vickers as Advisor to the Council reported that Cheshire West and Chester (CWAC) had voted to introduce borough wide 20mph speed limits. Within Kingsley 21 roads will be affected.</p> <p>Mr Vickers will raise one or two anomalies with CWAC such as that on Hollow Lane – Mill Lane there is a short section of road between Town Well and Chapel Lane which isn't included. This is on a reasonably sharp bend. And on Hollow Lane there is going to be a short section of 30mph between the 20mph limit and the existing 40 mph limit by St Johns church.</p> <p>Councillor Cliff said she finds it confusing that Dark Lane stays at 30mph and believes that no local knowledge had been used when considering the speeds.</p> <p>Mr Vickers will also chase CWAC with regard to painting yellow lines and blips on the kerbs outside the Co-op Store/Pharmacy.</p> <p><b>Town Farm Quarry</b> Councillor Crossley suggested that as Mr Pownall is happy to continue updating Kingsley Parish Council on Town Farm Quarry that Council appoints Mr Pownall as Advisor to the Council on Town Farm Quarry. This was unanimously agreed by Council. Mr Pownall had emailed a report regarding a meeting held on 26 June 2017. Some discrepancies have been found in the analysis of data supplied by the site operators and the referral of the application to CWAC has been adjourned to a later date in August. Over the years the operators have been granted permission to bring a great deal of restoration material onto the site and are now asking to increase the amount yet again which could increase the lorry movements in Kingsley by up to 50 lorry movements a day. Mr Pownall will report to Council on any further information received.</p> <p><b>Green Space Asset Transfer</b> Cheshire West and Chester Council (CWAC) have declared that they are open to discussing transferring the lease of Middle Lane Sports Field from CWAC to Kingsley Parish Council. The terms would include a break clause. After</p>	<p><b>DV</b></p> <p><b>CP</b></p>

	discussion Councillor Billows agreed to meet with Sarah Dobbins of CWAC to explore the matter further.	<b>SB</b>
17/122	<p><b>Car Parking Working Party</b></p> <p>As the working party numbers have been reduced owing to councillor resignations the group has been suspended. However, as members of the public may be co-opted onto the working group, it was decided to ask Mr Pownall and Mr Vickers whether they would be willing to assist in its work. Also notices will be displayed on the noticeboard, village website, facebook etc to see if other members of the public would be interest.</p>	<b>JP</b>
17/123	<p><b>Community Fund 2017/2018</b></p> <p>A decision is needed to be made as to whether the Community Fund Scheme is to be offered for a further year. Also there was a requirement for more co-ordinators of the working group.</p> <p>Councillor Moores felt it was a good scheme which was appreciated by the community. Other councillors agreed.</p> <p>Proposed Councillor Moores Seconded Councillor Wilson 7 in favour 1 abstention</p> <p>The following agreed to become co-ordinators:- Councillor Crossley, Councillor Fletcher, Councillor Moores and Councillor Wilson. The process will begin in the Autumn after the summer break.</p>	<b>DC/DF/ DM/RW</b>
17/124	<p><b>Earmarked Reserves</b></p> <p>Councillor Jones produced a report on the present situation of the Earmarked Reserves to be used on projects in order to enhance the village. In December the reserve total stood at £27,848. S106 monies in the sum of £4266 has now been received. Council decided to keep £4000 in reserve in case of a by-election which would be the responsibility of the Parish Council. Councillor Moores had produced a report in December 2016 showing various projects which could be funded from the Reserves. Several of these projects have now been completed or are in the process of being undertaken. Works in the cemetery have been partially completed under the auspices of Councillor Warburton. The playing field has been much improved with the addition of various outdoor items of gym equipment and Councillor Jones is trying to obtain funding for more equipment. Councillor Moores is sourcing funding for the improvement of the war memorial. Two new noticeboards have been purchased. Two defibrillators have been installed in Kingsley village, funded by British Heart Foundation with free installation costs. Councillor Fletcher has organised the repairing of the solar lights in the playing field.</p> <p>Councillor Jones recommended two resolutions.</p> <ol style="list-style-type: none"> <li>1) To submit bids to Tesco and the Lottery Fund, Awards for All for the additional pieces of playing equipment.</li> <li>2) To approve the allocation of £2000 in the earmarked reserves budget for ongoing maintenance of the play and gym equipment.</li> </ol> <p>Councillor Crossley suggested that rather than repairing the play equipment</p>	

	<p>funds were saved for the purchase of new equipment. However, it was decided that the cost of purchasing new equipment would not be viable at the moment. £2000 is to be kept in the earmarked reserves budget for the proposed council website.</p> <p>Councillor Jones encouraged all the lead councillors who have plans for using the Reserves to bring forward their projects to future council meetings. The Clerk requested that when lead councillors spend money on their projects they make it clear to the Clerk that the money is to come out of the Reserves Budget for accounting purposes.</p> <p>Resolution 1 Proposed by Councillor Fletcher Seconded by Councillor Moores Resolution 2 Proposed by Councillor Fletcher Seconded by Councillor Billows</p> <p>Resolution 1 and 2 were unanimously agreed.</p> <p>RESOLVED THAT Resolution 1 and 2 to be agreed and £2000 be kept in earmarked reserves for the proposed council website.</p>	
17/125	<p><b>Casual Vacancies</b> A Working Group to be formed to review the applications for the 3 new councillors required by Kingsley Parish Council. Councillor Crossley, Councillor Cliff, Councillor Billows and Councillor Jones agreed to form the working group. Notices will be placed on the noticeboards, on the Village Website, Kingsley News and Facebook page advertising the vacancies and requesting interested people to send their details to the Clerk. All applications to be sent to the Clerk by 18<sup>th</sup> September 2017 after which they will be reviewed by the working group who will meet in early October. The vacancies will be filled at the Council Meeting on 17<sup>th</sup> October 2017.</p>	JP
17/126	<p><b>General Assistant Appraisal</b> Councillor Moores and Councillor Warburton had undertaken an appraisal with the General Assistant in July. It had been a satisfactory year and during the next twelve months the General Assistant will concentrate on his new responsibilities. Over the next 3 months he will report to Councillor Warburton on the various tasks undertaken. Certain old equipment had been discarded and the General Assistant will inform Councillor Warburton of any new equipment that is required in order to bring the costs to the Council for their approval. Also if any equipment is in need of repair those costs will be approved or otherwise by Council. The General Assistant has, on occasions, come across broken glass whilst working in the Cemetery. It is clearly stated in the Cemetery Policy that glass containers/ornaments are not allowed and the General Assistant on behalf of the Council reserves the right to remove such items.</p>	GW

	Councillor Moores suggested that if councillors see anything in the village that could be improved by the General Assistant then they should inform either himself or Councillor Warburton. The plant containers were mentioned as needing improvement.	<b>ALL</b>
17/127	<p><b>Correspondence Received</b></p> <p>The Clerk had received a copy of a book ‘The Ridge, Rocks and Springs’ a sandstone legacy. This covers how stone and water supplies have influenced the histories of the people and communities on the Sandstone Ridge. The book includes 9 short walks to assist in visiting some of the sites. Council requested the Clerk orders one or two free copies of the book. Details available from the Clerk. Clerk - 01928 787303.</p> <p>Councillor Billows received an email asking for the Council Agendas to give more detail regarding visiting speakers. Council agreed that more information will be given on speakers attending Parish Council meetings in the future.</p>	<b>JP</b>
	<b>Meeting closed at 9.20pm</b>	

Signed:.....

Dated:.....