

KINGSLEY PARISH COUNCIL

Minutes of a Meeting of Kingsley Parish Council held in Kingsley Community Centre on Tuesday 16 July 2019 at 7.00pm

Meeting No. 6
Commenced 7.00pm

Finished 9.30pm

Present	Cllr J Critchley (Chair), Cllr S Billows (Vice Chair), Cllr D Fletcher, Cllr C Pownall, Cllr D Moores, Cllr D Crossley, Cllr G Warburton	Action Page 1
Attending	Locum parish clerk	
REF.		
19/126	Apologies received from Cllr Black - Cllr Jones resigned prior to the Meeting	
19/127	Declarations of Interests relating to any item on the agenda. Cllr Crossley declared an interest in agenda item 19/134.	
19/128 & 19/135	Public Participation Resident LA addressed the Parish Council expressing her support for the Neighbourhood Plan but raised her grave concerns around Q11 and the designation as local green spaces of particular areas (Kingsley Cricket Club & Kingsley Allotment) without consultation with private landowners. LA also questioned the distribution of the latest consultation document and also requested details of the criteria & process used to create the latest consultation. Cllr Moores responded to these questions stating the neighbourhood planning group (NPG) came together in 2017/18 and was made up of community and Parish Council members. The NPG had successfully created an initial questionnaire and had 800 responses. This questionnaire had formed the overarching objectives of the Neighbourhood Plan. The NPG had also held two formal surgeries to display the objectives and with input from Cheshire Community Action, = & Planning at Cheshire West & Chester created the second survey.	

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	<p>The Chairman of the NPG, also in attendance, confirmed that several alternate surveys from other Council's had been reviewed before the 2nd questionnaire was published.</p> <p>Cllr Moores then read out a prepared Statement on behalf of the NPG.</p> <p>On advice from the Clerk, Cllr Critchley suspended standing orders to allow further discussion to continue.</p> <p>LA in response welcomed the statement but reiterated her major concerns around the 'Main' questionnaire and asked what the steering group was going to do about the questionnaire now in the public domain?</p> <p>Cllr Moores in answering confirmed that the terms of reference gave full autonomy to the steering group to issue the document.</p> <p>Cllr Pownall stated that given the complaints the Parish Council was mandated to react, firstly we were at risk of legal action and secondly to avoid loss of two important assets of the village this was also confirmed by Cllr Critchley and supported by members of the Council.</p> <p>Cllr Critchley proposed six actions in response to the correspondence and all were passed by the Parish Council (list attached).</p> <p>Cllr Critchley was asked by LA if an apology would be issued and she confirmed that the Parish Council would issue a statement. LA thanked the Chair of the Council for its swift action.</p> <p>PCSO - was not in attendance and no report had been forwarded to Councillor's.</p>	Clerk
19/129	To resolve to accept the minutes of the last meeting: Minutes accepted as corrected.	Clerk
19/130	To receive: Update from Cllr Deynham. Having observed the public questions Cllr Deynham heralded the huge value that community led steering groups offer and how difficult it is to micromanage them. Regarding the neighbourhood plan, Cllr Deynham also	

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	<p>highlighted the importance of Green Space.</p> <p>Cllr Deynham also update the Parish Council that CWaC were likely to approve Part Two of the local plan on the 18th July having included suggestions made by the planning inspector.</p> <p>Cllr Deynham confirmed the former Cllr Oulram was to become an Honorary Alderman at CWaC.</p> <p>Cllr Pownall asked Cllr Deynham when Part Two might be implemented, Cllr Deynham to report back with answer.</p>	Clerk
19/131	<p>To receive and resolve: Report from Policy & Process Committee. Council received an update with regard to the appointment of a permanent clerk. Cllr Black has met with CHALC to oversee the appointment. Cllr Billows proposed and the Council accepted this recruitment approach.</p>	Cllr Billows
19/132	<p>To receive and resolve: Report from Cemetery & Office Management Working Group. The Working Group confirmed that they'd held their first meeting on the 08th July and proposed their terms of reference. The group also proposed to spend £255 for a new inscription and the confirmed name would be passed to Alan Roberts Engravers. Both proposals were accepted by the Council.</p>	Cllr Warburton
19/133	<p>To receive and resolve: Report from Village Environment Working Group. The Working Group confirmed that they had adopted a term of reference and that they were pursuing the licenses required for the newly acquired Planters.</p> <p>Cllr Moores also stated that the Black Litter bins had been wrongly located and that he would be contacting CWaC to resolve this issue.</p> <p>Cllr Critchley made mention of smashed glass being on and around the Park, other Members had not observed this, but it was agreed that it would be monitored moving forward.</p>	Cllr Moores
19/134	<p>To receive and resolve: Report from Planning and Conservation Working Group. The Planning and Conservation working group confirmed that they had adopted a term of reference.</p> <p>Cllr Critchley worked through the six planning</p>	

	matters previously forwarded to Councillor's and gave the recommendations from the working group (list attached).	Cllr Critchley
19/135	To receive and resolve: Report from Neighbourhood Planning Working Group. Please see Minute 19/128	Clerk
19/136	To receive: Report from Outside Bodies Representatives. Council received at update from Cllr Pownall regarding Higher Hayes including the issue of a new housing statement published in late February and that there is still a condition to be discharged within the development.	Cllr Pownall
19/137	To receive: Switch to Unity Bank. Item deferred.	Clerk
19/138	To resolve: Appointment of permanent Parish Clerk. As previously discussed during the cemetery & office management working group agenda item, Cllr Black was confirmed as the liaison with ChALC who will be undertaking the recruitment exercise.	Clerk
19/139	To resolve: Planning Applications. As per agenda notes / comments	Cllr Critchley
19/140	To receive and resolve: Finance. A schedule of payments and receipts was tabled by the Clerk and the required cheques signed by two signatories. Work to reconcile the Bank and to provide a breakdown of financial transactions is ongoing as there was a shortage of bank statements to complete this task.	Clerk
19/141	Correspondence Received. The Clerk informed the Council that all correspondence into the Council had been forwarded to Councillor's as appropriate. Any specific queries, including queries surrounding previous Minutes and the Cemetery, have been dealt with by the Clerk.	Clerk
19/142	Chairs Items Cllr Critchley updated Council on the latest correspondence she has received. Council proposed to write a letter of thanks to Cllr Jones and this was agreed.	Cllr Critchley
19/117	Clerks Items Nothing to report	Clerk
19/118	Date of Next Meeting Tuesday 17 September 2019 at 19:00pm	

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KINGSLEY PARISH COUNCIL MEETING 17 JULY 2019
AGENDA ITEM 19/135: PROPOSALS IN RELATION TO THE KINGSLEY
NEIGHBOURHOOD PLAN

PROPOSAL 1

Temporary Suspension of all NP activities, until new terms of reference and modus operandi are determined between KPC and the NP Group

PROPOSAL 2

Establish the status of the NP group. KPC agreed the status as Working Group, but it seems to have been changed to Steering Group.

PROPOSAL 3

KPC and the NP Group to prepare revised Terms of Reference. The TOR should

- set out the stages in the process where the NP Group must inform and consult KPC
- identify issues on which KPC would have the final decision, especially where contact with the public is concerned
- set out specific arrangements for consultation with land/premises owners before public consultation

PROPOSAL 4

The current questionnaire is not fit for purpose and should be withdrawn.

- It does not include appropriate references to KPC as the Qualifying Authority.
- Land ownership has not been thoroughly researched and evidenced.
- It's publication has resulted in KPC being implicated in possible legal action by 2 parties to date.
- The leading nature of questions (e.g. 11) could potentially lead to flawed responses of little value.
- There is no clear protocol to ensure the scope and validity of the survey. The population for the survey has not been specified e.g. Kingsley households (800+)/ adult population (2000+)/extended to those who work or visit the village here 2100+). also there is no check of multiple entries. [This issues has been raised by Cllr Pownall on at least 2 occasions & one is minuted]
- The questionnaire does not seek views on protecting the conservation area, despite it being a concern raised by a number of people at the open day. This is an important element of the Neighbourhood Plan

PROPOSAL 5

The NP Group should prepare a revised questionnaire. It should:-

- reference the role of KPC as the Qualifying Authority
- include a list of questions agreed with KPC
- include a system to ensure the reliability and validity of the responses

PROPOSAL 6

A separate consultation should be carried out on privately owned land and properties within the village, and only after consultation with the owners.

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**PLANNING APPLICATIONS REPORT: THE JULY 2019 MEETING OF
KINGSLEY PARISH COUNCIL**

<p>19/01781/FUL *Comments submitted 1 July</p>	<p>Ravenslodge Farm Waterloo Lane: Erection of a general purpose agricultural building (retrospective) Kingsley Parish Council have NO OBJECTION to this Planning Application, however we reiterate the concern of the PROW Asset Management Officer that Footpath 28 should remain open and available for the public to use. This will include not storing materials on the line of the footpath. We are also concerned that the application is made retrospectively.</p>
<p>19/02006/FUL *Comments submitted 4 July</p>	<p>Stable At Cooks Hill Kingswood: Erection of new stable block Kingsley Parish Council OBJECTS to this planning application as we consider this is inappropriate development in the Green Belt and considerably reduces the openness of the site within the Green Belt. This is an isolated open pasture field currently used for grazing. It is outside the settlement area of Kingsley; it forms part of 'open countryside' defined by CWaC Local Plan Part 1, STRAT 9 and saved Vale Royal Policy GS5. It does not meet any of the criteria for approval for agricultural diversification in VRBLP Policy RE12. There has been no previously accepted application for change of use. There are no farm or agricultural buildings located on the site to which this is attached and the proposal is clearly evident as an intention to building stables for commercial use. The proposed frontage of accommodation for eight horses occupies half the length of the field and is immediately fronting the public highway. A new vehicular access entrance is also proposed. The application does not give any details of services (water, gas, electricity, or waste water treatment) which will be required for the site to which the public are likely to have access. There are no proposals for waste storage and collection (item 14) which would be expected for a development of this nature. It should be noted this is an elevated site and effluent from the proposed building would be allowed into a soakaway. This could ultimately flow down into watercourses which feed the Nab stream which passes through the centre of Kingsley village and the Conservation Area. The application erroneously states that there are no hedges on the proposed development. A commercial development housing up to eight horses would have an impact on the local highway network. In particular it should be noted that access will be mainly from the dangerous junction with the B5152 at Guest Slack and Norley Road, on which there are no traffic controls and carries through traffic from Frodsham to Cuddington.</p>

<p>19/00881/FUL *Comments submitted 4 July</p>	<p>Land At Pike House Pike Lane: Demolition of existing redundant barns and outbuilding and erection of 1 dwelling and garage</p> <p>Kingsley Parish Council have NO OBJECTION to this planning application and would wish to reiterate our previous comments, bringing to the Planning Department three issues when considering this application;</p> <p>1. The Kingsley Parish Plan highlights the preference within the village for a better mixture of house types rather than further large, executive style houses. KPC would welcome a greater mix of houses included on the site namely 2 and 3 bedroom houses.</p> <p>2. There would be increased traffic flow along Pike Lane from this development and those that have already received planning permission at Church Cottage. Whilst it is recognised that Highways will undertake an assessment of traffic flows as part of the planning application, it would be beneficial if access to and from the site onto Hollow Lane was looked at. The developer proposes a new access road within the site and a new wider splayed junction from the site onto Pike Lane. The developer should consider providing to the community, improvements to the Pike Lane road junction with Hollow Lane by providing improved vision lines, mirrors, signage and speed signs as there is limited visibility and fast moving traffic entering the village.</p> <p>3. Perimeter planting to the development should be provided to give screening from Pike Lane and from neighbouring properties such as the affordable housing scheme and from the Western approach from Pike Nook Cottage.</p> <p>Should the above items be taken into consideration as part of any planning approval, Kingsley Parish Council would have no objection to this application.</p> <p>It is not immediately clear what changes have been made that necessitates a new planning application however our original comments are still relevant would still apply And accord with the Kingsley Parish Plan and emerging Neighbourhood Plan.</p>
<p>18/04665/FUL *Comments submitted 10 July</p>	<p>Commonside House Norley Road: Replacement Dwelling (amended plans)</p> <p>Kingsley Parish Council OBJECT to this amended planning application. While we appreciate the proposed dwelling is slightly smaller, our concerns set out in our comments submitted on 23 January 2019 are still relevant.</p>

<p>19/01576/FUL Deadline 22 July</p>	<p>Land adjacent to Barncrest Dark Lane: Extension to existing manufacturing building, replacement manufacturing building and external works to create car parking</p> <p>Kingsley Parish Council welcome the enhanced appearance of the buildings from Dark Lane and have NO OBJECTION to this proposal subject to consideration being given to the following conditions</p> <p>Access and egress. The previous owner of the site was a good neighbour and ensured that all traffic to and from the site avoided coming up Dark Lane, restricting access to the B5152. This should continue.</p> <p>Sympathetic landscape treatment should be carried out to the improved car park adjacent to Dark lane to help screen the existing buildings and vehicles from the adjacent properties and the road to help Dark Lane retain some of its rural, 'quiet lane' characteristics.</p> <p>Noise The acoustic properties of the walls and roof of the secondary production facility should be specified. There should be adequate sound insulation installed with the neighbouring wall to Barncrest. The proposed production site is larger and the nearest neighbours have already expressed concerns about noise and disturbance since the change of ownership. As the business is adjacent to a residential area noise and disturbance should be kept to a minimum.</p> <p>Use of this building should be restricted to Monday to Friday only within normal working hours.</p> <p>Collection and disposal of effluent from the site is essential, it should not be allowed to go into the local watercourses. The on-site rainwater drain and collection tank, previously installed to protect adjacent watercourses from contamination with oil and petroleum fuel from the previous transport yard is not fit for purpose. There is an outflow from this sump which passes into a watercourse partly culverted which ultimately flows into the Nab Brook from a pipe adjacent to the garden of High Lawn and then passes through the village. On occasions in past years contamination has been visible.</p> <p>A hygiene plan should be implemented to prevent rodent infestation spreading to adjacent premises.</p>
<p>19/02228/FUL Deadline 30 July</p>	<p>12-14 Hunters Hill: Erection of new 2 bedroom detached house</p> <p>Kingsley Parish Council OBJECTS to this planning application It is not significantly different to the plan submitted in 2017 and our comments are still relevant.</p> <p>The proposed 2 storey development would damage the original design and layout of the estate and perhaps most importantly would set an unacceptable precedent for future inappropriate development on other estates within the village.</p> <p>Sympathetically extending original properties are one thing but we do not believe that erecting a new, separate 2 storey dwelling in a private garden on a housing estate would fit comfortably in this existing, well designed and scaled, 'mature' housing estate development. We also believe that the impact of</p>

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	<p>this development on the neighbouring property would be unreasonable.</p> <p>National Planning Policy Framework confirms that domestic gardens fall outside the definition of 'previously developed' or brownfield sites and it also states that local authorities should consider setting clear policies to resist inappropriate development that would cause harm to the local area. We believe that despite the changes to the 2017 design, this proposed development, in this setting, would do just that.</p>
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