

DAVENHAM PARISH COUNCIL

Clerk Mrs M Rosney Fernleigh Townfield Lane Frodsham WA6 7RQ
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Minutes of the Parish Council Meeting held on
26/09/11 at
Davenham Methodist Church Hall
Public open forum 7.15pm
Council Meeting 7.30pm

11/09/1. **Apologies** Parish Cllr Simon McDonald

Present Cllr Wood (Chairman)
Cllr Sellers (Vice Chair)
Cllr Robinson
Cllr Grzonkowski
Cllr Ravencroft

Clerk: M Rosney

Other attendees:
CW&C Cllr H Weltman
CWAC Cllr E Watson
PCSO Kat Stock
5 members of the public

11/09/02. Declarations of Interest

No declarations of interest were made.

11/09/03. Approval of Minutes of 25/07/11 & 05/09/11

- The minutes of the 25/07/11 & 05/09/11 were approved.

11/09/04/a To Note Correspondence Received and Action Taken

(i) Members not on email were provided with copies of CWAC members briefings by clerk. The clerk received no instruct with regard to these.

(ii) Email received from Anna Hurst expressing concerns on the poor state of Laburnum Road. The Council agreed to hold a Laburnum Road Resident's Meeting on 17/10/11 at 8pm, with members of the Parish Council and a representative from the Cricket Club attending at 7.30pm, Davenham Methodist Hall. Clerk instructed to book room and issue invitations.

AP/MR



(iii) Email received from Sarah Thomas DLR offering seat for use at Laburnum Road toddler area. Chairman had replied thanking her for her kind offer.

(iv), Email received from Cricket Club & Mr Worrall informing the Council of problems that they were experiencing over access to the field. Clerk instructed to write and ask Mr Worrall for evidence that he owns the area of land in question and inform the Cricket Club of action taken.

(v) Letter received from Manchester Airport informing the council of runway night times closures

11/09/03/b Accounts for Payment

- (i) £116.33 HMRC passed for payment
- (ii) £125.00 Mr J Price Village Keeper September 2011 passed for payment

11/09/03/c Neighbourhood Plan

It was agreed that this would be taken forward at a future meeting, once the new members had joined the Parish Council. Clerk instructed to put this item on the agenda for November 2011 Parish Council Meeting.

AP/MR

11/09/03/d Parish Council Vacancies

Clerk informed the Council that Roy Cotterill had withdrawn his application. Members voted on the candidates, Clerk instructed to write to inform Suzanne Wilson, Helen Armstrong and Andy Duff that they had been co-opted onto the Parish Council and inform Phil Robb that he had been unsuccessful.

Clerk to invite new members to the next meeting of the Parish Council and bring forms to enable them to sign their Declaration to Office and Code of Conduct/ Register of Members Interest documentation.

AP/MR

11/09/03/e To agree proposals for numbering and referencing minutes/agendas/reports.

It was agreed to change the method in which Parish Council minutes are numbered. Future minutes to be numbered by year/month/agenda item.

AP/MR

11/09/03/f To consider agenda items for Joint Meeting 03/10/11

Members were asked for agenda items for the next Joint Meeting of Bostock, Moulton & Davenham Parish Council due 03/10/11.

11/09/03/g Parish Council Insurance

Clerk had obtained a quote from Came and Company for the Parish Council Insurance due 01/06/12 for £21919.58, a saving of £658.22, on this years amount. It was agreed to change insurance provider at time of renewal to Came & Company.

11/09/03/h Church Hall Report.

Cllr Robinson provided an update from Church Hall meeting that he attended. Cllr Robinson was thanked for attending and reporting back on the meeting. He was asked if he could keep the Parish Council informed of developments. It was agreed that the Parish Council could not financially support the building of the new Church Hall at this moment in time. Clerk to determine whether Parish Councils are able to financially support religious groups.

AP/BRMR

11/09/04. Planning Matters

To note response to planning applications and response sent.

11/02873/FUL Detached single garage 33 Pritchard Drive Davenham. Davenham Parish Council had no objections to this development but there is no mention to of the proposed usage for the existing garage? As the door is to be used on the new garage does this imply that the old garage is to be converted, if so does that require planning permission too?

11/03517/FUL Single storey extension to 1 Pritchard Drive Davenham. Davenham Parish Council has no objections to this but feel more sympathetic material could be used on this extension. The location plan does not clearly show the location of the proposals.

11/03348/FUL 1st floor extension to 23 Green Avenue Davenham. Davenham Parish Council has no objections in principle but have concerns that the drawings don't show the relationship to existing. If the adjoining house has not got a 2 storey extension this application may well conflict with rule on daylight. The planning officer should insist that plans show the relationship to adjoining properties.

11/0385/FUL Proposed Gypsy Caravan Site London Road.

Davenham Parish Council wishes to register its opposition to the above planning application for a proposed Gypsy Caravan site, off London Road, Davenham. Davenham Parish Council are still waiting copies of the application as discussed with Pet Twigg on 15 September 2011, (In Adrian Crowther's absence). When we have been able to consult these detailed plans we would expect to have additional comments which we will forward at a later date. Our objection is on the following grounds:

We believe the access onto the site is inappropriate for the proposed usage, being so near to the roundabout, and therefore would create a serious hazard. Vehicles approaching from the by-pass or Bostock would have to be stationary in the exit lane from the roundabout in order to cross the road to enter the site. This would pose a severe danger. There is also restricted visibility when leaving the site to travel in the direction of Davenham. The access is onto a road with a derestricted speed limit (60mph). Currently there is a cycle lane crossing the proposed access, which would be inappropriate and pose a threat to vulnerable cyclists on a designated cycle route. The site appears to be below 1 hectare in size and thus too small to be a controlled traveller site. In addition the undertaking of any trade, other than agricultural, would be inappropriate for the size and character of the locality.

Any significant change of surface (e.g. change from grass to hard standing) would need to be impact assessed to minimise adverse implications to the adjacent brook area, for example the water run-off may have flooding implications.

Whilst trade is mentioned in the Design and Access Statement, the nature of the trade is not specified. The adjoining properties are solely residential or agricultural and therefore any trade would not be in keeping, at this locality.

Development at this location would reduce the boundaries between Bostock and Davenham villages.

Two permanent caravans do not fit in with the character of the surrounding properties. If granted, we would expect conditions to be set to limit the number of static (requested 2) and touring (requested 2) caravans rather than allow further intensification. Subject to information that may be contained in the application, we would expect any development to include detailed proposals for the provisions of services to the site. These should include:

- Drainage waste management
- Service provision, e.g. electricity provision
- Fuel storage
- Water services and management
- Health and safety assessment of any trades
- Storage of any dangerous chemicals, metals and fuels.

The site is located adjacent to an area of Special Scientific Interest; this was taken into consideration when building the by-pass. Indeed a tunnel designed to allow badgers from a near-by set was made to provide access to the land next to this site. Davenham fear that this change of usage will impact on wild life.

We believe that plans for alternative, more suitable sites locally, satisfy the need for provision of Traveller sites, being more suitable than this, in size and locality. The sites already proposed by CWAC were done with consultation from the local traveller community. H17 (vii) stipulates 'that it should be demonstrated that there is sufficient need for a new site in a particular area', and this has not been demonstrated in this application.

The design and access statement is incorrect and mis-leading. Specifically in the regard of location, need and safety aspects of entering and leaving the site and does not meet the criteria in the H17, H18 Gypsy and traveller site policy.

After the planning papers had been received the following comments were forwarded to CWAC:

Further considerations and objections from DPC following the late receipt of the full application documents from CW&C planning are as follows:-

A The site adjoins an SSSI, [Site of Special Scientific Interest] a site of international importance

[VR Local Plan Policy NE2] and a Site of Biological Importance, a site of Regional importance [VR Local Plan Policy NE3]. Both would be unnecessarily at risk from the proposed intensive use of the application site.

B The new access on to London Road, whilst safer than the original access off the A533 [Davenham By Pass] would become a significant road safety hazard due to the inevitable increase in its usage and its close proximity to a busy five way traffic intersection.

C The site is outside the village planning envelopes of both Davenham village and Bostock village and in a designated area of 'open countryside' where there is a strong presumption against non agricultural uses.

D The site is adjacent to, and will impact on, an area designated as 'an area of significant local environmental value' [NE12].

- E The application form [box7] indicates that NO provision is to be made for the storage/collection of waste or separation of recyclable waste.
- F The application includes two sheds and two static 'mobile homes' which suggests a permanent residency on the site. This is therefore not a 'Transit' site providing short stay accommodation for travellers but a residential dwelling in open countryside.
- G The layout shows structures forward of the site [towards A533 intersection] leaving little scope for tree screening. One shed is within 1 metre of the boundary. No additional screening of any kind is illustrated on the plan.
- H Although this is a FULL planning application and there are details of the two 'sheds' proposed, there are no details as to size or appearance of the 'Static Mobile Homes'. Surely this is material information required to consider a FULL application?
- J Your cover letter of 15 September includes in the title 'Four Caravans'. Only two are shown on the site plan. Which is correct?
- K There are also concerns over the long term management of the site.
- 1 What exactly would the limits of its 'permitted use' be?
 - 2 What controls would there be to prevent other activities [such as a business] being carried out from the site?
 - 3 What limits are there on the number of people able to occupy the site? ['two families' could mean 4 people to 40+ at any one time?
 - 4 What limits would be put on the numbers and type of vehicles permitted on the site? The numbers, types and movement frequency of vehicles entering and leaving the site could impact on highway safety?
- L In general the Parish Council is very concerned that this site could become an eyesore at an important 'Gateway' point into the village and a blight on, at the very least, nearby properties.

Clerk had requested that Davenham Parish have the opportunity to speak at the Planning Committee meeting regarding this application. CWAC Cllr Weltman agreed to take this matter forward. AP/ HW

11/09/05 Highway Matters

Work has been completed by the Village Keeper in reducing the height of planting to improve visibility in the village garden. Chairman agreed to ensure that all work that was quoted for has been completed. AP/AW

11/09/06/a To receive update from Laburnum Rd Field Special Projects Group

Kat stock was informed of the problem with football parking. She will look into this matter but requested that when there is problem that this is reported at the time of happening. Clerk was instructed to forward letter to Football Club. A/P KT MR ALL

11/09/06/b Signage

Signage has now been erected at the Laburnum Road field.

11/09/06c Playground Inspection

Clerk provided costing from a playground inspector Morral Play Solutions at £145.50 +VAT for an annual inspection and Gary Steele for a monthly inspection at £12.50 per month. The Council approved acceptance of these quotations and the Clerk instructed to write and ask them to perform this service for the Parish Council.

A/P MR

APW

11/09/06/d Laburnum Road Residents Meeting

It was agreed to hold a residents meeting on 17/10/11 at 8pm Davenham Methodist Church. Clerk instructed to book room and invite residents and requests that a representative from Bowling Club attends at 7.30pm to meet with Council members prior to the meeting. A/P MR

11/09/06/e Next stage of the Laburnum Road playfield Development

The Special Projects Group reported on progress and the proposed next phase. It was agreed to proceed in the preparation of the scheme and tenders for the Adventure Play Area. I was also appropriate to progress the seats, especially as the council had had a generous offer to fund one of the seats.. A/P BR AW

11/09/06/g Cheshire County Playing Fields Association

Cllr Sellers agreed to take this matter forward. A/P TS

11/09/08 To consider urgent matters to be brought to the attention of the Council

(i) Cllr Sellers informed the Council of a dead tree with poses a H&S risk. CWAC Cllr Watson agreed to take this matter forward A/P EW

(ii) Clerk provided the Council with forms required to add Cllr Sellers as a signatory of the Parish Council Bank Account. This form was signed at the meeting. Cllr Sellers to forward form to bank. A/P TS

11/09/09 The next parish Council meeting is on 31/10/11 7.30pm.
Joint Parish Councils Meeting on 03/10/11 7.30pm at Davenham.

Part B Confidential Matters

11/09/10/a

(i) Clerks salary 01/09/11 to 31/09/11 passed for payment £442.00

(ii) Clerks expenses 01/09/11 to 31/09/11 passed for payment £93.90

The meeting closed at 10 pm

Signed/ dated Chairman

 31.10.11