

DAVENHAM PARISH COUNCIL

**Minutes of the Parish Council Meeting held on 30 July 2012
at Davenham Methodist Church Hall.
Public Open Forum 7.15pm
Council Meeting 7.30pm**

Present Cllr. Armstrong (Vice Chairman)
Cllr. Duff
Cllr. Robinson
Cllr. Wilson
Cllr. Wood

Parish Clerk Phil Sanders
CWAC Cllr. Watson
57 Members of the Public (names recorded)

Absent None

Public Session

Many Members of the Public spoke about the proposed residential development by How Planning/Bloor Homes/Pochin off Green Lane, Davenham. The key points raised were:-

- Roads in the vicinity of the proposed development are already poor and struggle to cope. More traffic, including construction vehicles, will exacerbate the problem.
- The proposed entry road onto the development is close to existing properties and is sited on a sharp bend within a one way system.
- Car Parking on Green Lane will make it difficult for construction traffic to move freely.
- Additional traffic on Green Lane and Hartford Road could have further safety implications for road users and pedestrians.
- There have been problems with service pipes, particularly gas, in the past. New pipes/cables will be required, potentially causing further damage to the surface of Green Lane.
- Davenham, Moulton and Kingsmead Primary Schools and Leftwich High School are already over-subscribed. More children cannot be accommodated in local Schools without extra building.
- Additional development will spoil the character of the village.
- Concern was expressed that this proposed development will prove to be the first phase of many, with houses eventually being built up to the A556.
- Many properties in the area will lose views of open countryside.
- Property values will be affected.
- Some properties around Green Lane are old and known to be structurally weak. Heavy, frequent construction vehicles, and increased general traffic, may cause further weakening.

- Why are more properties required when there is already a good supply of properties available on the open market?
- Ecological issues need to be considered – wildlife, birds etc – and dust and noise during the construction phase.
- The developers have already stated that they will look to fund local amenities upgrades via s.106 clauses. The Parish Council said they had not been approached on any funding.
- Concern was expressed that CWAC may have already given tacit approval to the development as developers said they had had discussions with Planning Officials.
- The number of houses proposed is too many for the size of the site.
- Differing opinions were expressed as to whether affordable homes are needed within the village.
- Questions were asked as to whether the village has the infrastructure – shops and general amenities - to cope with a further population increase.

Cllr. Armstrong thanked all contributors for their comments. At this stage views should be passed on to the Developers who appear keen to canvass local opinion. As and when a Planning Application is submitted the Parish Council will put forward its' views to CWAC, at the same time reflecting those of the local community. Individual households in the near vicinity of the proposed development will also be invited to register their views/observations with CWAC.

Mr Robert Pickthall of 30c Mount Pleasant Road asked why the Parish Council did not wish to seek QEII Playing Field status for Butchers Stile Playing Field.

120730.1 Apologies and Declarations of Interest

- a. Apologies were received from Cllr. Sellers, McDonald and Ravenscroft and PCSO Kat Stock.
- b. There were no Declarations of Interest made.

120730.2 Approval of Minutes

- a. The minutes of the Public Session of the Parish Council Meeting on 25 June 2012 were approved and signed as a true record. The Minutes of the confidential session are to be updated for approval at the next Parish Council Meeting. AP1

- b. The Parish Clerk's Report to Members on issues discussed at the 25 June 2012 Meeting was circulated prior to this Meeting and updated as appropriate. Points to note are as follows:-

Keys for Playing Field Entrance Gates – new padlocks are now in place for the gates at both Laburnum Road and Butchers Stile Playing Fields. A list of keyholders is held by the Parish Clerk.

Environmental Walk – 18 July 2012 – Cllr. Ravenscroft and the Parish Clerk met with representatives from CWAC and discussed the verges and traffic flow on Mount Pleasant Road; damaged verges on Firth Fields; overgrown hedges and trees that require monitoring throughout the village; maintenance of footpaths through woodland/off-road areas. CWAC put together a list of Action Points emanating from the walk and will produce a Report in due course.

Letter to S Robinson regarding ongoing Planning Issues – The Parish Clerk read the letter sent to Mr Robinson dated 10 July 2012 and his reply dated 20 July 2012. It was

agreed to provide details of 2 Planning Applications where it was felt insufficient supporting papers had been provided by CWAC Planning. AP2

Butchers Stile Litter Bin Provision – The Parish Clerk confirmed that he has twice asked CWAC Streetscene for quotes for supply and servicing of a Bin. To date no response has been forthcoming. CWAC Cllr. Watson offered to take the matter forward on behalf of the Parish Council. AP3

Insurance Provision re Laburnum Road Playing Fields – Brokers have confirmed that Liability Cover only operates within the Playing Field Area itself. Any incidents on Laburnum Road, or involving vehicles on the hard standing area, are not caught under the Policy. Cllr. Wood enquired whether a sign confirming that vehicles are parked at owners risk is required. The Parish Clerk will liaise accordingly with Brokers on this issue. AP4

Tarmacing of Laburnum Road – it was confirmed that Plans and Frontage Costings have been sent to all interested parties. The Parish Clerk advised that Davenham Bowling Club have agreed in principle to pay more than their allocated share in an effort to assist residents.

Trees adjacent to 9 Laburnum Road/entrance to Laburnum Road hard standing area – the occupant of No. 9 has commented that roots from the trees are beginning to cause damage to the boundary wall. It was agreed to ask John Price to inspect the area and report back. AP5

Maintenance of Laburnum Road Playing Fields – John Price has undertaken more weedkilling on the pathway edges and partially tidied up overhanging tree branches. He is to be asked to undertake additional low branch cutting. The Quotation for more trees is still awaited. AP6

Butchers Stile Playing Field Facilities – following complaints from Davenham Cricket Club, PCSO Kat Stock spoke with a group of teenagers who were playing football on the cricket outfield. They commented that they were only playing there as the grass is so long on Butchers Stile. Kat Stock enquired whether the Parish Council would consider more frequent grass cutting and the provision of nets for the existing goal frames. The Parish Clerk will check grass cutting periods within the existing contract with CWAC ensuring that the agreed cutting dates are being adhered to. It was felt that goal nets would soon be vandalised. AP7

120730.3 Finance and Administration

a. Financial Report dated 30 July 2012 (copy attached) was approved. Payments confirmed – Clerks Salary for August and September 2012 £558.31 per month; Clerks Expenses £62.51; LJ Price – Village Keeper Work - £530.00; Audit Commission – Annual Audit Fee - £660; Moulton Parish Council – Stationery - £25.67; Davenham Methodist Church – Room Hire - £84.00; G Steele – Playground Inspections - £50.00. AP8

b. The Parish Clerk gave an update on the new Code of Conduct. This is anticipated to be ready for publication within the next few days. The Parish Council is currently covered by the national model and has agreed a Resolution confirming that the new Code will become effective once published. Formal acceptance of the new Code will be on the Agenda of the next Parish Council Meeting. The Parish Clerk anticipates sending out new Register of Interest Forms in the next couple of weeks. These require completion and return as soon as possible as they will have to be posted on the Web Site for public inspection purposes. AP9/10

c. Cllr. Duff confirmed that, subject to final overview by all Members, the first edition of the Newsletter is ready for printing. All Members will review the Proof in the next

few days. Cllr. Duff will then place the Printing Order with Schools Mailing – quoted price, approved by Members, is £395 for 1,500 colour copies. AP11/12

120730.4 Planning and Highways Matters

a. Applications received for Consultation – 12/02778/CAT – 69 Church Street, Davenham – Removal of Laburnum Tree. No objections. Pruning of boundary hedge to ensure screening of shed remains in place.

12/02968/CAT – Squirrels Leap, 511A London Road, Davenham – Removal of Holly Tree from Front Garden. No objections.

b. Decisions by CWAC - 12/02020/TPO – 13 Grovemount, Davenham – 2 x Spruce Trees in rear garden-remove due to excess shadowing and large size; 3 x oak trees in front garden-crown lift removing three lower branches. Permission Granted.

12/02116/FUL – Wyngarth, 35 Jack Lane, Davenham – single storey rear and side extension. Permission Granted.

12/02490/FUL – 16 Hartford Road, Davenham – single storey rear extension (demolition of existing rear single storey). Permission Granted.

12/02208/TPO – The Old Barn, London Road, Davenham – Fell two silver birch trees. Application withdrawn by the Applicant.

c. Notice of Applications in pipeline – None.

d. The Parish Clerk confirmed that an Appeal has been lodged in relation to land at the junction of London Road and Davenham By-Pass (original Planning Ref 11/03395/FUL). The Parish Council has until 14 August 2012 to submit any new evidence, in writing, to the The Planning Inspectorate. It was decided to submit no further correspondence, but to write to CWAC asking them to ensure that the Parish Council is advised of the Hearing date, time and venue. AP13

e. Following the Informal Meeting with How Planning LLP on Thursday 26 July 2012 the Parish Council discussed the proposed development off Green Lane. The earlier comments of members of the public (see Public Session) were noted. It was agreed to quickly publish notes of the Public Session, along with a statement from the Parish Council. This document to be added to the Web Site and displayed on the Notice Board. AP14

f. The Neighbourhood Plan Working Group met on 2 July 2012 and notes of the Meeting have been distributed amongst Members. The next stage of the process is to consult with villagers on key non-specific topics – the forthcoming Newsletter and the Web Site will also list the topics, inviting feedback. The Neighbourhood Plan Working Group next meets on Monday 6 August 2012. The next Joint Parish Council Meeting (with Moulton), on 14 August 2012, will include a session with Peter Dutton from CWAC Spatial Planning Team.

g. Cllrs. Wood and Robinson met with CWAC Highways Representatives on Tuesday 24 July 2012 to discuss the proposal to introduce Double Yellow Lines around the junction of London Road and Fulton Grove. After discussion a revised Plan was agreed in principle, effectively enforcing the statutory ten metre no parking rule around the junction. Additionally, Double Yellow Lines are earmarked for the southbound side of London Road after the Filling Station – this will ensure clearer sight lines for drivers leaving the Filling Station Forecourt. CWAC will now undertake the Public Consultation for this revised scheme.

120730.5 Playing Fields, Pathways and Gardens

a. A letter of complaint regarding the siting of the new play equipment has been received from Alison Parton of 421 London Road. Primary issues raised are the lack

of consultation with residents before the equipment was installed and the closeness of the taller equipment to properties on London Road. A written response has been sent and Cllr. Wilson, in conjunction with PCSO Kat Stock, is visiting Ms. Parton on 1 August to discuss further.

b. The Parish Clerk confirmed that CWAC Highways have approved use of the usual Christmas Tree Location for 2012. A Tree has provisionally been ordered from The Hollies (price to be advised). The lights are to be switched on at c.5pm on Friday 7 December 2012. The finer details of the Event are to be agreed at the September Parish Council Meeting. AP15

c. Cllr. Wood commented that a number of issues relating to the remit of the Playing Fields, Pathways and Gardens Working Group require attention. It was agreed that the Working Group should look to meet in the near future with a view to drawing up a schedule of issues to be addressed. AP16

120730.6 Correspondence

a. The following items were brought to the attention of Members:-

- I. E-mail dated 25 July 2012 from CWAC relating to Horse Droppings. This follows a series of complaints by Mr B Hughes of 576 London Road, Davenham and sets out the legal position regarding horses fouling the pavement/roadway.
- II. CWAC Members Briefing 374 re Northwich Gyrotory Scheme.
- III. CWAC Bulletin for Town and Parish Councils dated July 2012.
- IV. The Playing Field Journal – Summer 2012.

120730.7 To consider any other urgent matters to be brought to the attention of the Council.

None..

120730.8 Confirmation of Date of Next Meeting – Monday 24 September 2012, subject to Room availability.

120730.9 The Part A meeting closed at 9.52pm

Signed/ Dated

Chairman