

**CHAPEL AND HILL CHORLTON PARISH COUNCIL**

**Minutes of the Regular Meeting of Chapel and Hill Chorlton  
Parish Council held on 8 March 2023**

**Present:**

Parish Councillors: Tom Davy, Mark Humphries, Richard Montague, Richard Oppenheimer (Chairman)

PCSO: Colin Hodgkinson

1 member of the public was present.

**193.03/23 To receive and approve apologies for absence**

Apologies were received from Borough Councillor Amy Bryan.

**194.03/23 To consider applications for co-option or resignation**

There were no applications for co-option or resignations.

**195.03/23 To receive Councillors' declarations of pecuniary interest in items on the agenda**

There were no declarations of interest.

**196.03/23 To consider approving and signing the Minutes of the last Regular Meeting**

The chairman signed the Minutes of the Regular Meeting held on 8 February 2023.

**197.03/23 Public participation (open forum)**

There were no public participation items.

**198.03/23 Reports from Borough and County Councillors**

*Borough councillor:* A report had been received by email and circulated.

*County councillor:* No report had been received.

**199.03/23 Police report**

PCSO Hodgkinson reported on a recent incident of reckless driving eastbound on the A51 between Hill Chorlton and Stableford. A tractor driver was reported using a mobile phone and overtaking vehicles. The tractor could not be identified from the submitted dashcam footage. Noticeboard posters with contact information for the Madeley police post were provided. Suitable times for officers to monitor traffic in Hill Chorlton were discussed.

**200.03/23 Correspondence received**

No correspondence had been received.

**201.03/23 Financial matters**

*Financial report:* Total balance at the bank: £10156.09.

VAT reclaim will be submitted later this month.

*Payments and receipts:*

<b>BACS/CHQ NO.</b>	<b>TO WHOM PAID</b>	<b>DETAILS</b>	<b>Total inc VAT</b>
017/22/23	Judith Oppenheimer	Hedging Plants	59.90
<b>Total</b>			<b>59.90</b>

The above item was authorised to be paid following the meeting.

### **202.03/23 Planning**

- *Update on Baldwins Gate Farm planning appeal:* Whitmore Parish Council (WPC) have met with their planning consultants, who will prepare a statement of case and support individuals to prepare representations to the inquiry. It is expected that a crowd-funding initiative will be organised. In principle the Parish Council is willing to support WPC with an appropriate financial contribution, within limits.

- *Planning application 23/00158/DEM:* Croft Farm Stone Road Hill Chorlton Newcastle Under Lyme Staffordshire ST5 5D, application for prior approval of demolition of farmhouse, outbuildings and sheds. The Parish Council will respond regarding the potential for hazardous materials on site, particularly from the outbuildings, including asbestos, and waste and residues arising from the outbuildings' former use as an engineering workshop.

- *Report on meeting of NuL rural parish councils:* Cllr Oppenheimer attended this online meeting. After 11 years, NuLBC is still without an up-to-date local plan. Neighbourhood planning is the parishes' only means of defending the rural area against inappropriate and speculative development. This is why Richborough Estates is pushing for development at Baldwins Gate Farm in an attempt to overturn the neighbourhood plan. All of the parish councils are following the case with considerable interest. If the appeal succeeds, it will spell the end of neighbourhood planning in NuL, with disastrous consequences for the rural area. A participant in the meeting who is a planning lawyer is familiar with the legal ruse/formula adopted by the planning officers in their attempt to push Richborough's application through committee and expressed shock that they behaved in such a way.

There is great concern about NuLBC's housing target. The numbers are too high and have not been justified. Census figures show that the population of NuL fell between 2011 and 2021. This does not support the inflated housing numbers proposed by the Planning Department.

The parishes need to stop acting alone and start to act together in a coordinated manner and to put pressure on elected members to rein in the planning officers.

### **203.03/23 Former landfill site at Chorlton Moss Lane**

*Planning application for change of use:* It was resolved to submit a planning application to NuLBC for change of use from Agricultural to Open Space. An application fee of £48.00 will be payable (there is a 50% reduction for parish councils on the standard £96 fee for change of use applications). Proposed by Cllr Montague, seconded by Cllr Davy and passed unanimously.

*Other issues:* The site will be registered with NuLBC as an open space project after change of use has been secured, and will become eligible for funding via s106. New fencing has been budgeted for. The Council has received an offer via a parishioner of a couple of wooden tables for the site.

PCSO Hodgkinson commended the Council's plans for the site.

### **204.03/23 Parish appearance**

*Kennels Lane layby:* Asbestos sheeting dumped on the site has been reported twice to NuLBC but not yet collected, although other dumped items, including some tyres and a black plastic sack of rubbish, have been removed.

*Chapel Chorlton green:* A first cut will be due in early May, depending on the weather. There are no known plans for a community event on the green during coronation weekend, but if any

event is held the grass will need to be cut beforehand. Treatment of docks needs to start in early spring.

*Other issues:* The Council will engage Nick Bedson as required and depending on the weather/growing season to mow A51 verges between Hill Chorlton and Stableford.

**205.03/23 Highways matters**

*Stableford:* The need for warning signs has been further investigated. The main issue is westbound motorbikes coming off the railway bridge at speed, although some concerns have also been raised about eastbound vehicles. It was decided to continue to monitor the situation. In the near future vehicle speeds may be mitigated by HS2 traffic management measures.

**206.03/23 Councillor training**

No dates for councillor training were announced.

**207.03/23 Urgent business**

There was no urgent business.

**208.03/23 To confirm the date of the Annual Parish Meeting as 12 April 2023**

**209.03/23 To confirm the date of the next Parish Council meeting as 12 April 2023**

The Meeting closed at 20.52hrs.

Signed .....

CHAIR

Minutes 8 March 2023