

CHAPEL AND HILL CHORLTON PARISH COUNCIL

Minutes of the Regular Meeting of Chapel and Hill Chorlton Parish Council held on 12 July 2023

Present:

Parish Councillors: Tom Davy, Mark Humphries, Richard Oppenheimer (Chairman)
Borough Councillor: Amy Bryan
1 member of the public was present.

245.07/23 To receive and approve apologies for absence

Apologies were received from Richard Montague.

246.07/23 To consider applications for co-option or resignation

There were no applications for co-option or resignation.

247.07/23 To receive Councillors' declarations of pecuniary interest in items on the agenda

There were no declarations of interest.

248.07/23 To consider approving and signing the Minutes of the last Regular Meeting

The chairman signed the Minutes of the Regular Meeting held on 14 June 2023.

249.07/23 Public participation (open forum)

There were no public participation items.

250.07/23 Reports from Borough and County Councillors

Borough councillor: A report was circulated by email prior to the meeting.

County councillor: No report had been received.

251.07/23 Police report

There was no police representative at the meeting.

252.07/23 Correspondence received

There was no correspondence.

253.07/23 Vacancies for parish councillors

The vacancy created by resignation of Amy Davies will be advertised on the noticeboards and website.

254.07/23 Financial matters

Financial report: Annual return has been submitted to Mazars.

Bank balances: Reserve a/c £17,358.51; current a/c £877.41; total £18,235.92.

Agreed to go ahead with the purchase of the noticeboard for Footpath No. 1 as budgeted for in the 2023–2024 budget.

255.07/23 Planning

23/00564/FUL Ground floor and first floor extension, Three Ways Haddon Lane Newcastle Under Lyme Staffordshire ST5 5JL: Decided not to submit any comment.

Newcastle-under-Lyme draft Local Plan consultation: Decided to respond that the Parish Council has no confidence in the planning process and will therefore not be commenting on the draft Local Plan. Individual councillors may also be responding to the consultation with their own comments on the planning process.

Baldwins Gate Farm appeal: The appeal decision was received shortly prior to the meeting. The appeal has been allowed. The Council is of the view that the outcome demonstrates the gross incompetence of the borough's planning officers.

256.07/23 Croft Farm construction site

Update on complaints received by Planning Enforcement: Councillor Bryan had reported by email that a complaint had been received from residents on 8 June. Planning Enforcement had visited the site and spoken with the contractors. The site manager/developer had not been present on site at the time.

Update on issues raised at last meeting:

- Enforcement matters referred to Councillor Bryan. Still waiting for a response, as the enforcement officer has been on annual leave. The developers are still not abiding by the planning conditions.
- Environmental Health. No response has been received.
- Highways and access. No response has been received.

Other issues raised: A resident raised concerns about the sewerage system with Severn Trent and has forwarded their reply as follows to the Parish Council:

I can advise that the drainage on site appears to be remaining private (not being adopted by STW) and therefore we wouldn't provide comment on this layout, this is something the Local Planning Authority would have the final comment on.

Surface water is draining to a SUDS feature and soakaway – again this is not something we would comment on.

Foul sewage is to be pumped to the public foul water sewer in Sandy Lane – this proposed pumped foul solution and final connection would need to be agreed by the Developer with STW. They would be required to apply to STW Developer Services Team under S106 of the Water Industry Act 1991 to obtain formal approval (this would include pumped flow rates as well as the connection).

This approval would not give them permission to cross third party land without the landowner's agreement, and consent would need to be obtained by the Developer from the landowner.

257.07/23 Former landfill site at Chorlton Moss Lane

Update from Councillor Bryan on procedure for registration of community open space project: Councillor Bryan had confirmed by email that a planning application for change of use to open space would be required.

To approve payment of planning application fee for change of use £231 and planning portal fee of £53.33: Approved.

Estimates for fencing and site preparation: Stockton Estates Midlands Ltd has provided estimates for post and rail fence: £3359.00 + VAT

Another quote will be obtained from a local contractor.

258.07/23 Parish appearance

Kennels Lane layby: The area has been inspected during the past month. Weeds and undergrowth will be trimmed in the near future.

Chapel Chorlton green: The docks are continuing to respond to treatment. The green is due to be mown this week.

Issues raised in meeting: Flower tubs in Hill Chorlton are due to be replanted.

259.07/23 Highways matters

Roadside parking at Greenways, Hill Chorlton: PSCO Gemma Crank is looking into the issue. Further photographic evidence has been provided to her.

A51 verge mowing: No action as yet.

Overgrown hedge at junction Woodside/Sandy Lane: A complaint was registered via the SCC Highways website but there has been no response to date. To follow up with Highways on what action is happening.

260.07/23 Councillor training

No dates for councillor training were announced.

261.07/23 Urgent business

There was no urgent business.

262.07/23 To confirm the date of the next Parish Council meeting as 13 September 2023

The Meeting closed at 20.53hrs.

Signed

CHAIR

Minutes 12 July 2023

DRAFT