

CHAPEL AND HILL CHORLTON PARISH COUNCIL

**Minutes of the Regular Meeting of Chapel and Hill Chorlton
Parish Council held on 18 October 2023**

Present:

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

1 member of the public was present.

263.10/23 To receive and approve apologies for absence

Apologies were received from Borough Councillor Amy Bryan

264.10/23 To consider applications for co-option or resignation

There were no applications for co-option or resignation.

265.10/23 To receive Councillors' declarations of pecuniary interest in items on the agenda

There were no declarations of interest.

266.10/23 To consider approving and signing the Minutes of the last Regular Meeting and the Extraordinary Meeting

The chairman signed the Minutes of the Regular Meeting held on 12 July 2023 and the Extraordinary Meeting held on 9 August 2023.

267.10/23 Public participation (open forum)

Councillor Davey reported a conversation with a resident regarding a local matter. Councillor Davey had invited them to attend the Parish Council meeting and informed them of the date, time and location, but they did not attend.

268.10/23 Reports from Borough and County Councillors

Borough councillor: No report had been received.

County councillor: No report had been received.

269.10/23 Police report

There was no police representative at the meeting.

270.10/23 Correspondence received

An e-mail was received from a resident regarding damage to the edge of the highway on Woodside. They were advised to report it to SCC Highways. Cones have now been placed along the damaged section.

271.10/23 Financial matters

Financial report: Bank balances: reserve a/c £14415.55; current a/c £522.71, making a total of £14938.26. The amount spent on fencing the Council's land at Chorlton Moss was £2,984.70 – VAT will be repayable on the cost of materials. It was decided to enter the fence onto the asset register.

It was agreed to spend £60 for a wreath for the War Memorial at Maer.

Schedule of payments:

BACS/CHQ NO.	TO WHOM PAID	DETAILS	Total inc VAT
003/23/24	Planning Dept	Meadow Planning application	295.00
004/23/24	RWPaintball/W Burton	Fence Posts etc	1288.54
005/23/24	STR8 Edge	Fence Installation	1696.16
006/23/24	Parish Online	Mapping	60.00
007/23/24	R Oppenheimer	Padlock for Meadow gate	15.00
Total			3354.70

The above items authorised to be paid following the meeting.

272.10/23 Planning

Application 22/01105/FUL Residential development for 52 dwellings with associated landscaping, car parking, drainage, and other necessary supporting infrastructure (Amended plans received 11.10.2023). A draft response was reviewed and approved.

273.10/23 Croft Farm construction site

There has been no response from NuLBC regarding enforcement action. There are continuing concerns regarding non-observance of planning conditions on the site. Residents are continuing to raise concerns and complaints. Since the last Parish Council meeting there was a serious accident on the site when a machine pulled down overhead power lines.

274.10/23 Former landfill site at Chorlton Moss Lane

The following report on a meeting with NuLBC officers was circulated to all councillors prior to the meeting.

Parish Council representatives and Borough Councillor Amy Bryan met with NuLBC officers from the Planning Dept and Environmental Health on 25 September to review issues raised in response to planning application 23/00665/FUL.

The site's known history was reviewed. In the 1950s Newcastle Rural District Council used it as a household waste tip. It was capped in the early 1960s and first rented out to a local farmer in 1963.

Env. Health objection is based on possible risk to human health from residual chemicals in the soil. Any harms suffered by members of the public could potentially be a liability for the PC. The site is low priority for investigation by NuLBC, which does not have the funds for investigation at this time. It was noted that the larger nearby landfill site has been investigated by NuLBC [2009/2010] and nothing of concern was found.

Env. Health was asked to identify the "adjacent two residential properties" mentioned in their consultation response. These are in fact two agricultural barns. Regarding the potential for antisocial behaviour the PC regarded the site and location as extremely low risk.

The planning manager stated that topsoil that was from the nearby Croft Farm greenfield site can be used to infill hollows as this does not constitute engineering work. Imported topsoil is technically classed as waste but there are exemptions and the appropriate one can be downloaded from the Environment Agency website.

Creating a wildflower meadow and nature reserve and planting native British trees on the site would not constitute a change of use and does not require planning permission. But advertising public access would constitute a change of use, although the officers accepted that the Council cannot prevent people from accessing the land should they choose to do so. The planning manager suggested that the two gates might be locked to avoid unauthorised access, but also accepted that from a planning perspective the Council is under no obligation to maintain a fence around the land.

Planning permission is not required for the pedestrian gate, and seating can be provided, so long as it can be accessed without entering the site.

The planning manager recommended that the PC withdraw the planning application and apply instead for a Certificate of Lawful Development which would forestall any future challenges.

The PC is grateful to Councillor Bryan for arranging and attending the meeting.

It was decided to purchase locks for the two gates and to obtain a U1 exemption from the Environment Agency for the use of imported topsoil.

It was resolved to withdraw planning application 23/00665/FUL and apply for a Certificate of Lawful Development of a meadow and nature reserve on the site.

It was decided that it would not be appropriate to return the land to agricultural use due to the issues raised by NuLBC Environmental Health and the risks of contamination entering the human food chain.

Delays resulting from the planning process mean that 30m³ of topsoil on site will now be spread and seeded in the spring.

The project will be referred to for the time being as the Meadow Project.

275.10/23 Parish appearance

Kennels Lane layby: Councillor Davey will check the area and change the litter sacks during the coming week. Prices for litter bins will be obtained and brought to the next meeting.

Chapel Chorlton green: It was noted that the Parish Council's seats on the green are in need of maintenance. The grass could do with a final cut, weather permitting.

Other issues: Winter bedding for the tubs in Hill Chorlton has been planted.

276.10/23 Highways matters

Hedge at junction Woodside and Sandy Lane: The visibility has been significantly improved since the owner cut back their hedge. Some additional cutting would further improve the visibility onto Woodside.

Drainage on Sandy Lane: Councillors Montague and Oppenheimer had a site meeting with one of the householders and SCC Highways and the drains have now been cleared. Some further work still needs to be done and Highways will put in some kerbstones to hold back the hedge bank.

Overgrown hedge between Rose Cottage and Chapel Bend, Hill Chorlton: Councillors Montague and Oppenheimer visited the landowner during August regarding the hedge which has been obstructing the footway. The landowner stated that they would cut the hedge after 1 September, but it has still not been cut. It was decided to engage a contractor to cut the hedge at the Council's expense. It was noted that the prohibition on hedge cutting before 1 September does not apply to roadside hedges where they are obstructing a highway or footway.

277.10/23 Councillor training

No dates for councillor training were announced.

278.10/23 Urgent business

There was no urgent business.

279.10/23 To confirm the date of the next Parish Council meeting as 8 November 2023

The Meeting closed at 21.13hrs.

Signed

CHAIR

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