

CHAPEL AND HILL CHORLTON PARISH COUNCIL

Minutes of the Regular Meeting of Chapel and Hill Chorlton Parish Council held on 13 November 2024

Present:

Parish Councillors: Tom Davey, Mark Humphries, Richard Montague, Richard Oppenheimer (Chairman), Judith Oppenheimer (after minute 134.11/24)

Borough Councillor: Amy Bryan

3 members of the public were present

133.11/24 To receive and approve apologies for absence

Apologies were received from PCSO Colin Hodgkinson.

134.11/24 To consider applications for co-option or resignation

An application for co-option was received from Judith Oppenheimer. It was unanimously agreed to accept the application.

135.11/24 To receive Councillors' declarations of pecuniary interest in items on the agenda

There were no declarations of interest.

136.11/24 To consider approving and signing the Minutes of the last Regular Meeting

The chairman signed the Minutes of the Regular Meeting held on 9 October 2024.

137.11/24 Public participation (open forum)

Mr D. Kowalczyk, licensee of grazing land at the former landfill site, Chorlton Moss, claims that he has a document from 2000 giving him a tenancy and permanent rights on the land, and an agricultural holding number assigned by Defra. Mr Kowalczyk left the meeting after addressing the Council.

138.11/24 Reports from Borough and County Councillors

Borough councillor: There was nothing of note to report from the Borough Council – the next full council meeting is scheduled for the following week. The Winter Warmer Café is being held on Monday mornings, 10 am to 12 noon in Baldwins Gate Methodist Community Centre for the next 17 weeks.

County councillor: No report had been received.

139.11/24 Police report

There was no police representative at the meeting. PSCO Colin Hodgkinson had emailed to say that no incidents were reported in the parish during the past month.

140.11/24 Correspondence received

- A resident has raised a concern that the benches at Chorlton Meadow will attract antisocial behaviour. To reply that the Council will monitor the Meadow and surrounding area. Antisocial behaviour will be an item on future agendas, following the Police report.
- Letter from Ms Fay Brownsword requesting to take over the grazing land at the former landfill site on Chorlton Moss (see minute 142.11/24).
- Letter from Maer Parish Council regarding the planned use of the unnamed lane at Hungersheath and the continuing use of Wharmadine Lane for right-hand turns from the A51 onto the A53. No action required.
- A significant number of emails from residents thanking the Council for providing the benches at Chorlton Meadow. There had also been over 50 likes on the Baldwins Gate Facebook page, and a number of verbal compliments.

141.11/24 Financial matters*Financial report:*

Bank balances at 30 October 2024: reserve a/c: £16,159.27; current a/c: £233.63; total unmarked reserves: £11,892.90.

Estimate for tree work: A quote had been received from Taylor Treeworks. It was resolved to spend £780.00 inc. VAT to crown lift the oak tree on the green at Chapel Chorlton and remove scrub growth by the telephone box and £540.00 inc. VAT to cut back overhanging branches and scrub growth at the Kennels Lane layby. A second tree surgeon had been asked to quote for the work, but did not respond to email and phone inquiries.

Invoice received from Str8edge: It was resolved to pay an invoice for £212 for installation of the litter bin at the Kennels Lane layby.

To note: The Financial Regulations give councillors discretion to commit to expenditures of up to £250; expenditures above £250 must be approved in advance by the Council.

Schedule of payments:

BACS/CHQ NO.	TO WHOM PAID	DETAILS	Total inc VAT £
17/24/25	RBL Poppy Shop	Wreath plus donation	60.00
18/24/25	Homebase	Postmix fixing for Benches	8.00
19/24/25	Alison Humphries	Winter Bedding for Tubs	59.35
20/24/25	SPCA	Annual Subscription	142.00
21/24/25	STR8 Edge	Installation of waste bin	212.00
Total			481.35

The above items authorised to be paid following this meeting.

142.11/24 Grazing licence for former landfill site at Chorlton Moss

The Council has a copy of a Licence to Graze agreement with Mr David Kowalczyk dated 2 June 2007 and signed by officers of the Council. It has no copy of a tenancy agreement. The following actions were decided:

- 1 To inform Ms Fay Brownsword that further investigation of the status of the land is needed;
- 2 To write to Mr Kowalczyk that the Council needs to investigate further the current status of the land and will be taking legal advice, and to request copies of any documents he has;
- 3 To take advice from a lawyer;
- 4 To speak with one or more previous members of the Parish Council to find out what they know about the history and status of the land.

143.11/24 Planning

No new planning applications had been received.

Update on active applications

- *22/01105/FUL Woodside* An updated bat survey has been submitted. Two trees considered suitable for roosting bats have now been downgraded. The applicants hope to go to committee in autumn/winter 2024.

- 24/00471/FUL Rose Cottage, Woodside SCC Highways has maintained its refusal on road safety grounds.

144.11/24 Community governance review

There was a general discussion on the topic. It will continue to be included on the agenda for future meetings.

145.11/24 Croft Farm construction site

Nothing further has been reported back from planning enforcement. Noise from the reversing horn on the telescopic loader is still causing considerable disturbance in the village, particularly for residents closest to the site. Deliveries are still being made outside conditioned working hours.

146.11/24 Meadow project

A suggestion has been received from a parishioner to put some beehives on the site. It was felt that this would be a good idea. Agreed to advertise on the Baldwins Gate Facebook.

147.11/24 Parish appearance

Kennels Lane layby: The litter bin has been installed and is being used. It was decided to write to the owner of the land adjacent to the layby requesting his cooperation to repair potholes and clear mud deposited on the roadway by his machinery, and noting that a parishioner has made a complaint about potatoes spilled onto his property.

Chapel Chorlton green: Inclement weather has prevented mowing of the green at the end of the growing season. It was noted that the green is currently very waterlogged. The bench around the oak tree will be repaired after the tree surgery has been carried out.

Other matters raised by councillors: No other issues were raised.

148.11/24 Highways matters

Contractors laying the new electricity cable on Chorlton Moss Lane filled the ditch with spoil, resulting in flooding and spillage of a large quantity of mud onto the road. The ditch has now been restored and the road has been cleaned.

149.11/24 Public engagement

Nothing to note this month.

150.11/24 Councillors' planned absences

No planned absences were reported.

151.11/24 Councillor training

No dates for councillor training were announced.

152.11/24 Urgent business

There was no urgent business.

153.11/24 To confirm the date of the next Parish Council meeting as 11 December 2024

The Meeting closed at 21.14hrs.

Signed

CHAIR

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