

# Minutes of Tilston Parish Council Meeting held at Tilston War Memorial Hall 1<sup>st</sup> September 2022

## PRESENT

### **Councillors**

Chairman – Mike Hearn

Penny Honeyborne

Bill Joyce

Dave Morgan

### **Non-Parish Councillors**

CW&C Cllr Paul Roberts

Public – 7

## **APPOINTMENT OF CLERK**

**RESOLVED 22/031** – That the council appoint Mrs Marian Hagan as Clerk and Responsible Financial Officer to the Council.

## **APOLOGIES**

Neil Ritchie – family commitment

Ben Hatton – family emergency

## **DECLARATION OF INTERESTS**

**RESOLVED 22/032** – That Cllr Penny Honeyborne be granted a dispensation in relation to grant application from the Playing Field Association to allow her to remain in the meeting when this item is discussed but not speak or vote, the dispensation is to last for this meeting only.

## **PUBLIC PARTICIPATION**

### Additional Funding Available for small community projects

CW&C Cllr Paul Roberts informed the meeting that there had been an underspend found in the Borough Council's finances and as such individual CW&C, councillors had been allocated a sum of money to spend in their wards. The total amount for all 6 Parish Council areas in the Ward for which Cllr Roberts is responsible is in the region of £10,000. This is double what was expected and has to be spent quickly, certainly by early next year. Cllr Roberts asked that he be informed of any possible community projects to which this money could be allocated. He reminded those present that they had to be mindful of the total cost including planning permission where necessary.

Projects suggested by the public included funding towards the additional bus shelter and the proposed footpath to the school.

### Grass Cutting at Holly Terrace

A resident enquired about the cutting of the grass at Holly Terrace. This matter had previously been raised with individual councillors.

### Hill Field

A resident thanked the Parish Council for arranging to have the grass cut in Hill Field but it was important that a fire break be maintained to prevent the quick spread of fire which could potentially destroy the village hall and harm life should an outbreak ever occur.

Concern was raised over the concrete still being in the field.

### Bus Shelter

Enquiries were made as to what was happening regarding the additional bus shelter which had been raised 2-3 meetings ago.

### Tilston Playing Fields Association

A request was made by the Association's representative for the Parish Council to help fund their £1300 insurance bill.

### Christmas Tree Lights

Concern was raised that unless someone comes forward to put up the lights on the Christmas tree on the village green there will be no lights this year.

### **CO-OPTION OF COUNCILLORS**

**RESOLVED 22/033** – that the Council co-opt Chris Kenny and that he signs the acceptance of office and joins the meeting.

### **MINUTES**

**RESOLVED 22/034** – that the Chairman signs, as a correct record the circulated minutes of the Parish Council meeting on the 7<sup>th</sup> July 2022.

### **HILL FIELD**

#### Car Park Update

It was reported that no further update had been received since the last meeting. Enquiry as to where we stand regarding the Ecological Survey to be undertaken before the next meeting.

#### Mowing & Removal of Concrete

It was noted that hill Field had been mown and the cut grass removed.

It was noted there was a large piece of concrete on Hill Field which had been identified when it was mown, it was agreed that Mr. Alan Willet be asked to give a quote to remove this

#### Car Park Area Mowing

**RESOLVED 22/035** – that R Horner mow the car park area and be reimbursed his costs. A Risk Assessment for grass cutting is in place

### **PLANNING**

The Council noted the planning register, page 165, as circulated, no further applications had been received.

**RESOLVED 22/036** -That the Council support the application **22/02566/CAT – Spruce tree (T1) in rear garden, Pen-Y-Bryn, Malpas Road, Tilston, SY14 7DS fell to ground level.**

**22/02395/FUL – Conversion of equestrian building into two dwellings with associated Infrastructure, Landscaping & Parking areas – The Stables, Duckington Lane, Tilston, SY14 7DU.**

**RESOLVED 22/037** – that the Council submit the following comments:

This planning application is substantially the same as application. 20/01517/FUL, which was refused by the Borough Council on 17<sup>th</sup> August 2020 and for which a subsequent Appeal was dismissed on 18<sup>th</sup> May 2021. The Parish Council has considered the current application in detail, including the revisions and additional information, but strongly objects to it on the following grounds.

The proposal is for the change of use of freestanding stables building of utilitarian agricultural shed construction at the edge of a field in open countryside from equestrian to residential use and is contrary to policy STRAT -9 of the Cheshire West and Chester Local Plan for the following reasons.

The submitted drawings and structural report show that the conversion involves significant loss of existing fabric and major reconstruction contrary to Policy DM 22 of the Local Plan, specifically: the removal of the roof, floor and interior walls of the building; and the construction of two completely new dwellings from scratch within the remains of the shell. This includes: a new insulated ground floor; reinforcement of the agricultural standard structural framework; new inner linings, insulation and weatherproofing to the external walls; a new first floor and supporting structure and foundations and a new higher, steeper and insulated roof. There is

therefore very little of value of the existing building to be retained and much that compromises its conversion to residential dwellings.

The elements of the building which are retained, namely the concrete block walling and the profiled steel sheet cladding detract from the resulting house design. Their utilitarian appearance may be acceptable at present because equestrian use needs to be in the open countryside, but converted to two residential dwellings which do not need to be here it is not acceptable and would detract from the established character of the nearby scattered housing of Hobb Hill contrary to Policies ENV 6 and DM 3 of the Local Plan, which seek a high standard of design and with Policy DM 22 which requires a change of use to lead to an enhancement of its immediate setting.

A high standard of design is not achieved within the dwellings since the retention of the barn like appearance and consequent restriction of fenestration mean that first floor bedrooms have no view out, except to the sky through roof lights and the ground floor main rooms have only limited window openings, restricting their views out.

The building stands in a prominent position on high ground overlooking the Tilston Conservation Area. This includes an attractive landscape flanking the confluence of Tilston Brook and Hook's Brook at this main approach to the village from the A41. The building imposes itself on the landscape here and detracts from its character. Its perpetuation as two dwellings would not enhance this and is not acceptable. Policy DM 22 refers.

The location is not a suitable one for new housing because despite the existence of local services and (limited and infrequent) public transport in the village of Tilston the only route for pedestrians to reach the village is along Duckington Lane, a relatively short walk, but in the words of the Appeal Inspector: "the narrowness and incline of the adjacent road, lack of pavements and absence of street lighting would not provide a suitable or safe option for many users". This road is not wide enough to accommodate a footpath.

We would add that portal frame barns of this type of construction are as you know common within the rural area and if such an application as this were to be permitted it would be a worrying precedent and might give rise to other similar applications and lead to a significant erosion of the strategic policy of restricting development in the open countryside to that which has clear justification.

This site is not eligible for redevelopment as "previously developed land" by virtue of its lawful use for equestrian purposes. Local Plan policy DM1 refers. Although there had been changes to the National Planning Policy Guidelines since the adoption of the Local Plan the Appeal Inspector determined that the alterations were not material.

## **ROUTE TO SCHOOL**

The Council noted the responses received supporting the proposal.

It was agreed the next steps were to write directly to the residents of those houses backing onto the path (Jones Homes development); to write to the school itself and to get a price from the Willetts to do the work.

It was also agreed to get a price for a dog poo bin to be situated along the path and that the additional funding from CW&C as mentioned by Cllr Roberts could be used for this item

## **HOUSING NEEDS SURVEY**

It was reported that there was still time to complete the survey.

## **BUS SHELTER**

It was reported that next steps would include finding out if we need Planning Permission from CW&C Planning Department; considering the style of bus shelter that would be suitable for the area and that would not cause any obstructions and costing the project. Cllr Joyce reported he had seen a very simple construction and a resident suggested councillors viewing the bus shelter in Hampton.

## DUCKINGTON LANE SIGNAGE

It was noted the Council had received a request from a local resident who undertakes litter picking on Duckington Lane to consider closing of the unofficial layby and introduce signage. It was noted a large section of Duckington Lane towards the A41 is in the Broxton & District Parish Council area. It was agreed to raise the matter with Broxton & District Parish Council, get a cost for signage and see if this matter is raised by any other residents.

## ROLES & RESPONSIBILITIES

**RESOLVED 22/038** – that the Council agree the following roles and responsibilities and updated Reporter rota

:

<b>Role</b>	<b>Councillor or other representative</b>
Chairman	Mike Hearn
Vice Chairman	Bill Joyce
Liaison, Tilston Playing Field Association	Penny Honeyborne, Gail Graham
Liaison, Tilston War Memorial Hall Committee	Bill Joyce
Planning	All
Older Persons' Issues	Ben Hatton
Public Rights of Way, Conservation, Built Environment	Neil Ritchie
Tidy Tilston, Gardening including Planters and Christmas Decorations	Mike Hearn, Nicola and Mark Bickley. Planters stored at Neil Ritchie's.
Community Safety, Police, PCSO, Neighbourhood Watch	All
Highways, Drainage and Flooding, Street Lighting, Speeding, Ward Walks.	All
<b>Projects</b>	
Digital Connectivity	Ben Hatton
Hill Field wild life and access	Mike Hearn, Penny Honeyborne
Hill Field Car Park	Neil Ritchie
Route to School	Ben Hatton
Slow the Flow	Bill Joyce
Housing Needs Survey	Ben Hatton
<b>Reporter Rota</b> – items submitted by 18 <sup>th</sup> of month for following months' issue.	
September 2022	Bill Joyce
October	Ben Hatton
November (for December/January issue)	Dave Morgan
January 2023	Penny Honeyborne
February	Mike Hearn
March	Neil Ritchie
April	Bill Joyce

## ACCOUNTS & PAYMENTS

### 1) Accounts & Payments

**RESOLVED 22/039** – that the Council approve the accounts and payments as circulated on page 31 of the Cash Book and additional payments as below: -

To whom paid	Particulars	Amount
PJH Outdoor Solutions	Hill Field Car Park Mow	158.40
A. Wright	Reim – Annual Report printing	76.16
PJH Outdoor Solutions	Hill Field Car Park Mow	158.40
Tilston War Memorial Hall	Room Hire	18.00
Trevor Davies	Hill Field mow, bale & removal	420.00
Old Chad's Orchard	Hosting & Domain Registration	240.00

**RESOLVED 22/040** – that the Council pay the former Clerk her usual rate up to the 1<sup>st</sup> September 2022 and that she invoice any additional hours undertaken in the future.

#### 2) Insurance 2022-2023

**RESOLVED 22/041** – that the Council pay Zurich £298.23 for the 2<sup>nd</sup> year of a 5 year insurance deal.

#### 3) Grant Applications

**RESOLVED 22/042** – that the Council award the following grants:  
Tilston Playing Field Association £1000

#### 4) Cheque Signatory

**RESOLVED 22/043** – that M Hagan be added as a bank signatory to undertake online payments and that the former Clerk be removed once completed.

**RESOLVED 22/044** – that the former Clerk continues to undertake online payment until the new Clerk has obtained online access following normal procedures.

### **PUBLIC PARTICIPATION**

It was reported that small gas cannisters have been found on Rookery Road, by Tilston village shop and on the playing field. The clerk will report this to PCSO Mckevitt and raise the issue of gas misuse with Heber High School.

The need for police presence at the Tilston Festival, Saturday, September 3<sup>rd</sup> was raised. The clerk will submit a request to PCSO McKeVitt.

Concern was raised that hedge cuttings have been tipped onto Hill Field. The volunteers who cut the grass will deal with this.

Concern was raised with the planning application in connection with Duckington Lane stables. Cllr Roberts has “called this in” which means the CW&C Planning Committee will consider this application not just the planning officer.

It was agreed to monitor litter picking and assist the two lady litter pickers if feasible.

It was reported that the footpath between Wet Lane and the bottom of Cllr Ritchie’s drive is almost impassible due to overgrowth of weeds and hedges and residents are having to walk along the road in this area. Councillors to look into this.

A resident stated that the speed limit signs were not fit for purpose and a waste of money in moving them to their current position which were now obscured by the village hanging baskets.

**RESOLVED 22/045** – that the Council move into private session to discuss the following agenda item and request members of the press and public leave the meeting.

### **EMPLOYMENT OF CLERK**

**RESOLVED 22/046** – that the Council agree the contract of employment for 6 hours per week, pay rate SCP 17 of the 2021-2022 pay scales, to be increased once the 2022-2023 scales are published to the revised rate back dated to the start date of 19<sup>th</sup> August 2022. Mrs Hagan and the Council Chairman signed the contract.

Signed .....

Dated .....

The meeting closed at 8.10pm.

Marian Hagan 02/09/22

**The next PARISH COUNCIL MEETING  
will be on Thursday 3<sup>rd</sup> November 2022 7.00pm.**

Tilston Parish Council

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