**CROFT PARISH COUNCIL**

MINUTES OF THE MEETING

HELD AT 7.00 PM ON TUESDAY 19 SEPTEMBER 2017

AT THE CROFT VILLAGE MEMORIAL HALL, MUSTARD LANE, CROFT

**Present:** Councillor Bland MBE (Chair)

Councillors, Allen MBE, Cummerson, Griffiths, Partington, Thewsey.

# Part 1

**2018/96 Code of Conduct – Declarations of Interest.**There were no declarations.

**2018/97 Apologies.**None.

**2018/98 Warrington Borough Council - Local Plan Review - Preferred Development Option Consultation.**Councillor Bland circulated an extract form the Plan which showed that within Croft 176 hectares have been highlighted for potential development.
Councillor Bland explained that the Plan is important because it will ultimately define the areas that may be developed and inhibit developers making their own decisions.
Councillor Bland explained that Parish Councillors had met with Councillors of neighbouring Parish Councils about producing a concerted response to the Plan. The intention was to retain the services of a consultant who would submit a response expressing the Parishes’ objections to the Plan. That service would be chargeable for a fee as yet to be determined.
Councillors and residents expressed their concern that HS2 and proposed developments on the M6 will eat into the Green Belt.
Members proposed having an informal meeting in the week commencing 25th September so as to formulate a Parish Council response to the Plan.
Councillors decide to have a flyer produced for distribution to homes. The flyer would encourage residents to respond to the consultation.
Councillors reaffirmed their view that the Green Belt should be protected.

**2018/99 Cheshire Constabulary**A trailer had been stolen from Kenyon Hall Farm.
An Officer has been trained in the use of a speed gun and that device is now awaiting calibration before being brought into service.
Borough Councillor Grime noted that there is a Police Meeting which is open to the public on the last [Saturday](file:///%5C%5Csaturday) of each month in Culcheth Library.

**2018/100 Former Parish Councillor Joan Farrington.**A minutes silence was observed out of respect for Joan Farrington who died recently and who had been a significant member of the community.

**2018/101 Minutes of the meeting held on 18th July 2017.
Resolved**approved.

**2018/102 Parish Plan.**Councillor Bland explained that the Parish Plan should be produced by residents, not by the Parish Council. The Plan can be referenced by the Parish Council when it considers Planning Applications.
The proposal is that as part of producing the Plan, residents will be surveyed. The survey would encompass services provided in the area and seek residents’ opinions on them.
Local volunteers to produce the Plan will be sought.

**2018/103 Dog Fouling.**
Councillors Partington and Griffiths had been involved in trying to assist a resident whose area is blighted by dog excrement. Dog walkers are collecting their pets’ waste in bags and then simply depositing the bag in residents’ hedges and/or gardens. This problem is particularly prevalent in Wildings Old Lane.
Councillor Griffiths advised that Warrington Borough Council would welcome any video evidence of those committing this nuisance.
Borough Councillor Grime reported that the Borough Council is planning to take DNA sample when dogs are registered with the intention of matching that against any illegally deposited dog waste.

**2018/104 Bootcamp on the Playing Field.**The proposal is for a small exercise class to be held on the Playing Field on a regular basis on several evenings per week.
The Bootcamp would not clash with arrangements for football matches / training.
Members recognised that this might offer community health benefits.

**Resolved**that the Bootcamp be approved initially for a six month trial period and subject to the usual user agreement. Councillors asked that the provider returns in six months time and reports on progress.

**2018/105 Cheshire Community Action.
Resolved**that the Parish Council will join this group at the cost of £50 per annum.

**2018/106 Correspondence.**Noted

**2018/107 Banking Arrangements**.
Councillors proposed to visit NatWest in Leigh to try to resolve the issues that have arisen from their poor customer service.

**2018/108 Toilets in the Playing Field**.
The Clerk reported on the two complaints that had been received following the toilets’ closure.
Members decided to keep the toilets locked.

Councillor Allen will send the Clerk the contact details of a firm that might run the toilets. It was speculated however that the Playing Field’s toilets would not generate enough admission income to make the proposal commercially worthwhile.

**2018/109 Update regarding the assignment of the lease to land at the Playing Field granted to British Gas PLC.**

The Clerk has been in contact with Solicitors who will represent the Parish Council when this matter progresses.
The original lease was for a peppercorn. The Parish Council’s solicitor has suggested an annual charge of £250. A resident advised that for a temporary, six month rent, a utility company had paid £2,000.
The Clerk has raised the prospect of (an unspecified) rent to the lawyers requesting the assignment and they are taking instructions from their client on that matter.

**2018/110 Parish Council Website.**The Clerk updated on progress on developing a new website.
Councillor Partington emphasised the importance of the website in representing the Parish Council.
Councillor Partington advised that he had identified a firm that had produced websites for some 400 Parish Councils. He proposed that the firm’s service should be retained to design, implement and manage the Parish Council’s website.
Members supported that proposal.

**2018/111 Birchwood Railway Station.**Several emails have been sent to Northern Rail (by both Croft and Culcheth & Glazebury Parish Councils) about closures at the railway station. There have been several ‘holding’ emails received back

**2018/112 Planning Application Planning Application 2016 / 28345 16 Oak Street WA3 7HH.**Full planning – proposed two storey detached 3 bed dwelling. **Resolved**object on the grounds that it would be an overdevelopment in the green belt and that there would be a loss of visual amenity to neighbours.
Members asked for the application to be considered by the Borough Council’s Development Management Committee.

The following two planning applications were circulated to Members during the summer recess.
Members confirmed there were no objections.

**2018/113 Planning Application 2017/30685 220 Stone Pit Lane, WA3 7DZ**.
42 day householder prior approval – proposed rear extension spanning the full width of the original property to extend beyond the rear wall by 8m, maximum height of 2.5m and height of the eaves 2.5.

**2108/114 Planning Application 2017/30854 70 Heath Lane WA3 7 DW.**Change of use – retrospective change of use to land from agricultural to residential use and alterations to existing vehicular access.

**2018/115 Financial Reports to end of July 2017 and to end of August 2017.**Members received the budget monitoring statements, the bank reconciliations, the summary bank statements and the schedule of creditor payments, standing at £4,082.67 for the month of July and £7,256.45 for the month of August.
**Resolved**that the financial statements and the creditor schedules totalling £4,082.67 and £7,256.45 for July and August respectively be approved.