**CROFT PARISH COUNCIL**

MINUTES OF THE MEETING

HELD AT 7.30 PM ON TUESDAY 18 SEPT 2018

AT THE CROFT VILLAGE MEMORIAL HALL, MUSTARD LANE, CROFT

**Present:** Councillor Cummerson (Chair)

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

**Apologies:** None.

**2019/122 Code of Conduct – Declarations of Interest.**

None declared.

**2019/123 Minutes of the meeting held on 17th July.  
Resolved**Approved.

**2019/124 Matters arising from the Minutes.**

Minute Ref 2019/99 – The Clerk sent a letter to Wigan MBC outlining the concerns of the Parish Council in relation to the weight restrictions on Winwick Lane. Wigan MBC have yet to provide a response.

Minute Ref 2019/101 – An order has been placed for 2 road speed signs. The Parish Council were informed that the locations for the signs will be established w/c 24th September with the signs due to be fitted on 27th September.

Minute Ref 2019/102 – The Clerk requested the intervention of the Borough Councillors to pursue the clearance of the undergrowth from hedgerows in Croft. The Borough Councillors have agreed to this, but as of yet there has been no response from the Borough Council.

Minute Ref 2019/111 – The Parish Council were informed that the Chair of Network Warrington will attend the joint meeting on 26th September to give a brief update on the transport links for Croft and the surrounding areas.

Minute Ref 2019/119 – The Parish Council were informed that the due to the way that the bench on Cross Lane has been installed, the only option for moving it would be to contact the engineering department. The Clerk has done this and is awaiting a response.

Minute Ref 2019/121 The offending branches have been removed.

**2019/125 Smart Motorway Update. Mr Chris Burrows, Costain Ltd.**

Mr Burrows gave the members an update on the plans to convert Junctions 21a-26 of the M6 Motorway into a “smart motorway”. It was explained that under the new plans, the carriageways between junctions 21a-26 will be ‘all lanes running’, meaning there will be no hard shoulder available. 10 emergency refuge points will be available for vehicles who need to stop and the gantry communications system will be able to alert oncoming motorists in the event that a vehicle will be unable to reach one of the emergency points.

The work will be separated into 3 phases, beginning at junction 26 in Spring 2019 and working towards Warrington, with J21a being in the last section of planned works.

Councillors posed questions to Mr Burrows that he agreed he would answer via email to the Clerk.

Members requested that the Clerk arrange for a representative from the Highways Agency attend a meeting to provide an update on developments around the planned Parkside development,

**2019/126 Local Plan / Survey.**

Cllr Partington informed the members that a draft report has now been complied by a member of the Parish Plan Committee that takes into account all of the responses to the Parish Plan Survey. It was agreed that this would be reviewed by the Parish Council before going to the printers.

The Councillors commended the volunteers on the Parish Plan Committee and thanked them for all of their efforts thus far.

**2019/127 Playing Field Toilet Assessment, Kevin Berry, Parish Plan Committee.**

Mr Berry provided members with his assessment of the Playing Field toilet block and gave guidance on costing for the work that would be required to change the buildings purpose into a café type venue. The members had a brief discussion about Mr Berry’s report and agreed that there should be a separate meeting to discuss plans for the toilet block.

The Clerk is to arrange this meeting before the next scheduled Parish Council meeting.

Members extended their thanks to Mr Berry for his work to create such a thorough and informative report.

**2019/128 New Lane Speeding.**  
A resident of New Lane contacted The Clerk and advised that there have been instances of speeding, especially during peak hours. The Clerk has contacted the local police department to request for monitoring to take place in the area.

**2019/129 Taylor Business Park.**

Members were informed that notification has been received of a change of landlord for the Taylor Business Park where The Clerk’s office is situated.

**2019/130 Sirocco**.

An update from Warrington Borough Council has been received informing that the planning permission request for the Sirocco site had been denied again at appeal. The landowner has been informed that they are responsible for returning the site to its original state.

**2019/131 Joint Parish Council Meeting.**

An invite has been extended to Helen Jones MP to join Councillors at a joint meeting between Croft and Culcheth & Glazebury Parish Council. There has been no response to this as of yet.

**2019/132 CYAC Funding Request**.

CYAC have submitted to the Parish Council a request for a grant of £3000 to support groups using the facility and to also help to maintain the premises. Members deferred on making a decision on the request at this meeting as it was felt that a more in-depth discussion was required around the usage of the venue and others in the area. It was suggested that the CYAC funding request be discussed at the separate meeting being arranged to discuss the toilet block.

The Clerk is to invite a representative from the CYAC management committee to this meeting.

**2019/133 Playing Field inspection.**

HAGs have completed an inspection of the play area on the playing field and have reported that it is found to be of low risk. The report also lists that remedial works have also recently been completed on a number of features within the park.

**2019/134 Right of Way update.**

Members reviewed documents displaying changes to some right of way routes within Croft. Also reviewed were minutes of the most recent Public Right of Way Forum. It was suggested that as many residents are unsure of public rights of way within the vicinity of Croft that a definitive map is sought from Warrington Borough Council.

The Clerk to contact Warrington Borough Council and if possible, share findings on website/social media.

**2019/135 Remembrance Sunday.**Members agreed to make a donation of £60 to the British Legion for 3 poppy wreaths for Remembrance Sunday.

**Resolved.**

Approved.

**2019/136 Christmas Lights switch on.**

A date of 30th November at 6pm was agreed for the switch on of the village Christmas lights.

**Resolved.**

Approved.

**2019/137 Financial Report.**

The Clerk presented financial reports and creditor payments lists for July and August. Members were informed that both sets of accounts were fully reconciled to the bank accounts.

For August and due to payments to repair the Playing Field wet pour, the purchase of a new laptop and security bollards the expenditure was exceeding budget.

The Clerk advised that this overspend was likely to increase in September as more large bills (speed activated road signs) were paid. The Clerk went on to explain that although the Parish Council was overspending its budget, it had reserves available to accommodate the expenditure.

**Resolved.**

That the financial reports, financial statement (budget monitoring, bank statements and bank reconciliations and the July creditor schedule totalling £6385.75 and the August creditor schedule totalling £13,116.94 be approved**.**

**2019/138 Planning Application 2018/33510 620 Warrington Road, WA3 6BE.**

Full Planning: Proposed new groupage storage.  
**Resolved**

No objection.

**2019/139 Planning Application 2018/33512 Kenyon Hall Farm, WA3 7ED**

Full Planning: Proposed erection of six poly tunnels, each measuring 8m wide x 100m long x 3.75m high.  
**Resolved**

No objection.

**2019/140 Planning Application 2018/33475 2 Dam Lane, WA3 7HF.**

Section 192 (Lawful Development Certificate) – Proposed rear 2 storey extension and single storey side extension.

**Resolved**No opportunity to comment.

To comply with Warrington Borough Council’s 21 day response rule, the following applications were distributed to Members with a response date within 21 days.

**2019/141 Planning Application 2018/33288 Agricultural buildings adjacent**

**to Barrow Farm, Kenyon Lane, WA3 4AY.**

Full Planning: Proposed change of use from agricultural buildings to create two residential dwellings (Including demolition of other buildings on site).

**Resolved**Objected on the grounds that Croft Parish Councillors strongly object to this application which they feel should be considered as a joint application with 2018/33264. That application relates to the same general location and the combined effect of the two applications would essentially be to create a housing estate in what is currently an agricultural setting. This planning application (2018/33288) is a resubmission of withdrawn application 2018/31864 (17th Jan 18). On the advice of the then planning officer, that application was withdrawn for the following reasons:

Concerns over the size of the proposed garages.

Concerns over the size and design of proposed barn extensions.

The scheme would not preserve the setting of the listed building.

Parish Councillors shared the concerns (stated above) of the planning officer and believe them to be appropriate and relevant to the current proposal.

Of overriding concern to Parish Councillors is that the proposal seeks to develop a significant residential development in the greenbelt. The Parish Council maintains its opposition to such developments.

The plans themselves give Parish Councillors cause for concern.

The proposed buildings are out of character with the Barrow Farm building – which is itself a listed building.

The proposal would add to the traffic flows at a location which is already threatened by the Winwick Lane weight restriction imposed by Wigan MBC.

Parish Councillors would like this planning application to be considered by Warrington Borough Council’s development Management Committee.

**2019/142 Planning Application 2018/33264 Barrow Farm, Kenyon Lane,**

**WA3 4AY.**

Full Planning: Proposed part demolition of existing storage buildings and erection of one detached dwelling.

Resolved.

Objected on the grounds that Croft Parish Councillors strongly object to this application which they feel should be considered as a joint application with 2018/33288. That application relates to the same general location and the combined effect of the two applications would essentially be to create a housing estate in what is currently an agricultural setting.

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To comply with Warrington Borough Council’s 21 day response rule, the following applications were distributed to Members with a response date within 21 days. No objections were raised.

**2019/143 Planning Application 2018/33285 Springfield View, WA3 7AR.**

Householder: Proposed two storey extension.

**2019/144 Planning Application 2018/33156 600 Warrington Road, WA3 6BG.**

Householder: Proposed remodelling of existing property to include first floor addition and part garage conversion.

**2019/145 Planning Application 2018/33194 7 Heath Lane, WA3 7DH.**

Householder: Proposed rear and side single storey extensions.

**2019/146 Planning Application 2018/33218 25 Betsyfield Drive, WA3 7LJ.**

Householder: Proposed part single storey and part two storey rear and side extensions and partial garage conversion.

**2019/147 Planning Application 2018/33230 44 Smithy Lane WA3 7JG.**

Householder: Proposed first floor rear extension.

**2019/148 Planning application 2018/33229 Land adjacent to Smithy Lane &**

**New Lane, opposite 44 Smithy Lane, WA3 7JG.**

Full Planning: Proposed sand paddock/menage on land adjacent to Smithy Lane and New Lane.

**Recess**

**2019/149 Broadband and phone line issues.**

A resident reported that their broadband and phone lines have been regularly disconnecting during the day.

**Resolved.**

Clerk to contact Openreach to request and investigation into the issue.

**2019/150 Cross Lane advertising sign.**

A resident noted that there is a poster advertising a car sales business on Cross Lane.

**Resolved.**

Clerk to contact Warrington Borough Council to establish if a change of usage request has been made.

**2019/151 Blocked footpath on Kenyon Lane.**

A resident noted that the footpath on Kenyon Lane (Opposite Barrow Farm) has been obstructed by a sign advertising a construction company.

**Resolved.**

Clerk to report the issue to Warrington Borough Council.

**2019/152 Flooding at New Lane.**

Cllr Thewsy advised that she would check maps of the area to try to establish if narrow drains could be contributing to the flooding issue.

**2019/153 Kenyon Lane Nursery.**

A resident asked if there had been any update on the proposed development on the site of Kenyon Lane Nurseries. The Parish Council have no had any official update on these plans.

**Resolved.**

Clerk to contact the Borough Councillors to request that the proposal be put before the development management committee.

Clerk to request a member of Warrington BC planning department attends a Parish Council meeting to give an update that can tie in with the Parish Plan.

**2019/154 Stone Pit Lane spelling correction.**

Cllr Partington requested that Warrington BC be contacted to arrange for the correction of the spelling of the road sign for Stone Pit Lane.

**Resolved.**

Clerk to contact Warrington BC.

**2019/155 Lord Street Planter.**

The Clerk is trying to arrange for the flaked paint to be removed from the planter that is situated on Lord Street.