



# Little Stanney & District Parish Council

(Parishes of Croughton, Little Stanney, Stoak and Wervin)

Minutes of the meeting held on Tuesday 22 March 2022 in Little Stanney Village Hall

PRESENT: Cllrs David Astbury (in the Chair), Linda Carter, John Jones, Clive Lipscombe, Pete Mountford and Mark Parry

In Attendance: Mrs Pauline English (Parish Clerk), Kenny Murray (McArthur Glen) and three members of the public

## **22.29 IN MEMORIAM**

Members sat in silence for a minute in quiet contemplation of Cllr Rachael Bate who died on 25 February 2022.

## **22.30 APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Paul Carter, Peter Hartshorn (medical), Judith Thomas (Covid) and Mike Todd (work). Ward Cllrs Graham Heatley and Margaret Parker also sent their apologies.

## **22.31 DECLARATIONS OF INTEREST**

None

## **22.32 CHESHIRE OAKS PEAK TRAFFIC MANAGEMENT PLAN 2022**

The Parish Council welcomed Mr Kenny Murray, General Manager, Cheshire Oaks Designer Outlet, who explained that McArthur Glen engaged the services of CTM, a specialist transport management contractor, to provide for both the internal and external traffic management around Cheshire Oaks Designer Outlet. CTM operated a Standard Traffic Management Plan for the roads and car parks at weekends and school holidays and a Peak Traffic Management Plan, which operated over the Easter, May and August bank holidays and the run-up to Christmas, and in 2022 over the Jubilee holiday in June, on the internal roads and car parks and the external road networks. The M53 junction roundabout, which had previously been controlled by Cheshire Police, was now the responsibility of Cheshire West & Chester Council (CWaC) and was managed under a separate agreement between CWaC and CTM. Key roads managed were Cheshire Oaks Way, Coliseum Way, B5132 Kinsey Way, A5117 and M53 Junction 10 and both incoming and outgoing traffic was assisted with additional signage during the peak periods.

Cllr Astbury asked whether anything was being done to alleviate traffic queues forming around the Strawberry roundabout which was a main road leading into Ellesmere Port town centre. Mr Murray explained that this was outside the Traffic Management Plan and management responsibility rested with CWaC.

A member of the public expressed concerns about the speed of traffic through the traffic lights between the M53 junction 10 and the junction with Little Stanney Lane and asked if anything was being done to slow traffic down. The Parish Council was advised to contact Andy Raynor at CWaC for an update.

Another issue raised was the ability to turn right across the A5117 from Little Stanney Lane. Often traffic was so busy around this junction that vehicles trying to turn right had to wait for a long time to make a safe exit. This also was a CWaC management responsibility.

The Chairman thanked Mr Murray for his attendance, and he left the meeting.

## **22.33 PUBLIC SPEAKING TIME**

The issue of the camper vans which were often parked by the bus stop and which blocked visibility for through traffic as well as preventing buses from stopping at the bus stop was raised again as was the lack of parking for residents of the Sanctuary housing. Some years ago it had been suggested that the banking adjacent to the main road could be cut back to allow nose-in parking spaces, but this had not been supported by the CWaC Parking Officer.

A request was made for consideration to be given to providing a footpath from Stoak up to the main road. Not all residents of Stoak had access to a car and walking was now a major health concern, but it was currently not safe to walk up to the A5117 because there was

no pavement. Also, there used to be an “oncoming traffic in middle of road” sign by the Bunbury but it was no longer there. It would be helpful to have it replaced. It was commented that when the sign was in place the delivery drivers servicing the Bunbury pub were often parked outside the pub on the main road. Deliveries were now made inside the Bunbury’s site.

A fridge freezer had been tipped on the land at the top of Croughton Road. This had been reported to CWaC in October 2021 by the Parish Council’s Amenity Cleaner, but they had refused to collect it. The barrier posts had been knocked down to enable the fridge freezer to be tipped.

RESOLVED: That the Clerk report these issues to CWaC

Cllr Parry reported that he had seen a considerable amount of litter in Rake Lane which on closer inspection was substantially from Starbucks. The Clerk would report this to Cheshire Oaks

## 22.34 MINUTES

RESOLVED: That the minutes of the meeting held on 22 February 2022 be confirmed as a correct record.

## 22.35 PLANNING

(1) RESOLVED: That

(a) Applications for comment be noted as follows:

Application No.	Application details	
22/00272/FUL	Change of Use of Existing C3 residential Dwelling and redundant agricultural Barns into (Class C1) Holiday Cottages and (Class E(b)) Cafe/Tea Rooms	Top Farm, Croughton Road, Croughton, Chester CH2 4DA
Issues had been raised by a resident mainly concerning traffic. It was proposed that a Planning Officer from CWaC should be invited to a meeting with the Parish Council to discuss all the issues relating to this application and that Cllr Heatley should be asked to call it in for discussion by the CWaC Planning Committee.		
22/00583/HHE	Single storey rear extension	Belden, Strawberry Cross, Whitby Lane, Backford, Chester CH1 6PH
Clerk to check whether this was a replacement for application 21/01494/FUL (see below)		
22/00024/FUL	Extension and alterations to existing dwelling to provide a large family home	The Paddock, Wervin Road, Wervin, Chester CH2 4BP
No comments to be made by the Parish Council		

(b) decisions taken by CWaC be noted, as follows:

Application No.	Application details	Decision
21/04053/S73	Erection of detached double garage - Variation of condition 2 (plans) on 17/02607/FUL to increase the height of the garage to 4.45m	Approved
20/04644/FUL	Conversion of existing outbuildings into 5 dwellings and erection of two garage blocks	Approved

(c) applications awaiting decision be noted, as follows:

21/01494/FUL	Single storey extension to rear, first floor loft conversion with roof terrace, porch to front and modernisation to front elevation.	Belden Strawberry Cross Whitby Lane Backford Chester CH1 6PH
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21/01523/HED	Removal of Hedgerow to increase security at the Farm	Lime Tree Farm, Stanney Lane, Little Stanney, Chester CH2 4HT
21/01530/FUL	Change of use of agricultural land to car sales and erection of a fence - retrospective	Lime Tree Farm, Stanney Lane, Little Stanney, Chester CH2 4HT
21/02251/FUL	Two storey and single storey extensions to rear	Casa Mia, Strawberry Way West, Backford, Chester CH1 6PN
21/03108/FUL	Free standing rear timber sundeck - retrospective	Stoak Cottage, Little Stanney Lane, Stoak, Chester, Cheshire CH2 4HW
21/03611/FUL	Erection of six commercial buildings (use classes E, B2 and B8) together with the creation of accesses, parking and associated works.	Land Off New Bridge Road, Ellesmere Port, Cheshire
21/03895/FUL	Erection of a building following demolition of existing (reference 21/01282/DEM)	Westland Horticulture, South Road, Stanlow, Ellesmere Port CH65 4LB

(2) Ward Cllr Heatley had been asked to find out what was holding up decisions on these applications. He had reported by email that he had discussed Lime Tree Farm with CWaC Planning Officers and had the following observations to make.

- The applicant intended to sell only around 12 cars.
- Unfortunately CWaC could not formally require the hedge to be reinstated but it was agreed that the fence appeared to be too high fronting the highway and they were minded to request that the fence be reduced in height to 1m.
- Regarding the stables, Cllr Heatley agreed with the Parish Council's comments regarding insufficient information. He had consulted the highways officer and would be requesting clearer plans showing the site plan and proposed access arrangement. If the stables were seen to be acceptable, they would be conditioned to be for the applicant's private use only, no external lighting other than agreed in writing and a plan showing the manure/waste storage so as to limit any residential amenity impacts.

RESOLVED: That the position regarding Lime Tree Farm be noted.

## 22.36 HIGHWAYS, RIGHTS OF WAY AND AMENITY CLEANING

- (1) A request had been received from Cllr Thomas for an automatic speed assessment device to be located on Whitby Lane.
- (2) CWaC had been asked to issue a licence to site a bench in the grass verge adjacent to "Springfields" on Stanney Lane. The bench had been asked for by Mr Willis to commemorate his mother who had lived in the house for over 30 years.
- (3) The Parish Council had been informed that the broken safety mirrors facing the bottom of Church Lane in Stoak were to be replaced by St Lawrence's Church. It was confirmed that the new mirrors were now in place.
- (4) It was noted that the speed sign by the Bunbury, which had been out of action for some time, had now been repaired.
- (5) Cllr Parry asked about clearing bridleways.

RESOLVED: That

(1) the Clerk take up items (1), (2) and (5) above with CWaC

(2) items (3) and (4) above be noted.

## 22.37 PLAYING FIELD AND NATURE PARK

It was reported that the fence between the Sanctuary housing in Bunbury Close and the playing field had not yet been repaired.

RESOLVED: That the Clerk follow this up with Sanctuary

## 22.38 NOTICE BOARDS

The Notice Boards in Croughton and Wervin were very old and were in a poor state of repair and the Parish Council agreed they should be replaced. It was suggested that these two Notice Boards, plus the one already approved for Little Stanney by the Village Hall be combined with the signage previously approved by Protos Community Forum, be combined to make a new application for grant.

RESOLVED: That the Clerk put together an appropriate application to Protos once the cost of the signage is known.

## 22.39 PROTOS COMMUNITY FORUM

See Minute 22.38 above

## 22.40 BOUNDARY SIGNS AND PLANTING IN THE GRASS VERGE

See Minute 22.38 above

## 22.41 NATURE RECOVERY CORRIDOR

Cllr Parry reported that he was waiting for Cllr Padmore, Mickle Trafford & District Parish Council, to return from holiday and they would contact Hannah Brooks from Chester Zoo to arrange a meeting to discuss how Cllr Padmore's project would fit into the wider Nature Recovery Corridor and what Little Stanney & District Parish Council's input would be.

RESOLVED: That the current position be noted.

## 22.42 FINANCE

RESOLVED: That

- (1) It be noted that no income had been received since the last meeting;
- (2) expenditure since the last meeting be noted as follows:

Date	Method	Description	Amount
22.02.22	BACS	Parish Clerk–repayment of Zoom subscription for 2022-23	143.88
28.02.22	SO	Amenity Cleaner – wages February	329.34
28.02.22	SO	Parish Clerk – salary February	199.96
28.02.22	BACS	Amenity Cleaner – expenses February	30.60
15.03.22	BACS	Parish Clerk – Backpay April-March	41.60
Total			745.38

Reconciliation:	Opening Balance	14,768.47
	Add: Receipts	0
	Less: Payments	745.38
	Closing Balance	14,023.09

- (3) The appointment of Mr David Cooper of Barnes Cooper as the internal auditor for the 2021-22 accounts be approved;
- (4) The salary award for Parish Council Clerks, with effect from 1 April 2021, be noted.

## 22.43 REVIEW OF PARLIAMENTARY CONSTITUENCIES

The Boundary Commission for England (BCE) was holding a secondary consultation on its proposals for new parliamentary constituencies as part of the 2023 Boundary Review. The secondary consultation was taking place from 22 February to 4 April 2022. Little Stanney & District was currently placed in the Runcorn & Helsby constituency except for a very small part of Little Stanney which was in the Chester North & Neston constituency.

RESOLVED: That the Clerk respond to the consultation by asking that the boundary line around Little Stanney be revised to tie in with the new CWaC boundary. This would include Long Looms and Kinsey Road in the Runcorn & Helsby constituency.

## 22.44 COUNCILLORS CODE OF CONDUCT

In December 2020, the Local Government Association (LGA) had developed and published a Model Councillor Code of Conduct in association with key partners and following extensive consultation with the sector. This was in response to the recommendation of the Committee of Standards in Public life Local Government Ethical Standards 2019. The code is a template for Local Authorities to adopt in whole and/or with amendments to take account of local circumstances.

RECOMMENDED: That a simplified version of the LGA Code of Conduct be adopted.

#### **22.45 CORRESPONDENCE**

Defer to next meeting

#### **22.46 ITEMS FOR INFORMATION/NEXT MEETING**

Cllr Astbury had been approached informally to ask whether the Parish Council would be interested in holding an afternoon tea on 2<sup>nd</sup> June to mark HM The Queen's Platinum Jubilee. This would be in partnership with the WI who were discussing the proposal the following week. The Parish Council gave their approval to holding such an event, subject to the views of the WI.

Cllr Parry put forward a proposal that the Clerk maintain a spreadsheet of matters reported to CWaC including the date when they were resolved.

Cllr Astbury suggested that another meeting might be required in April.

#### **22.47 DATE AND TIME OF NEXT MEETING**

Annual Meeting Tuesday 24 May 2022 at 7.00pm in Little Stanney Village Hall