

Parish Council Office, Vicars Cross Community Centre, Thackeray Drive, Vicars Cross, Chester CH3 5LP

**MINUTES OF THE GREAT BOUGHTON PARISH COUNCIL MEETING HELD ON
13th DECEMBER 2021 AT CALDY VALLEY NEIGHBOURHOOD CENTRE, CALDY VALLEY
ROAD, GREAT BOUGHTON.**

13.12.01	<p>Present: Cllrs Peter Bulmer, Steve Collings, Sara Evans, John Griffiths, Ian Huffer, Amanda Miller, Sam Otter, John Salt (from 7,25pm), Keith Scargill, and Martin Whiteley (Chair)</p> <p>Apologies accepted: Cllrs Jo Evans, Krissie Myler, Mark Pearson, Sue Rigby and Steve Thomas</p> <p>Apologies also received from CWaC Cllr Keith Board</p> <p>In attendance: Kath Lloyd, Clerk and PCSO Jamie Carpenter</p>
13.12.02	<p>Declarations of Interest: There were no new declarations of interest</p>
13.12.03	<p>Community Police Report: PCSO Carpenter gave a verbal summary of his report which had been circulated prior to the meeting and gave some additional information about each incident. He was able to reassure the council that out of 76 reported incidents in the area in the last month, only 6 were recorded as Grade 1 (needing the most urgent police attention) and 63 were recorded as either Grade 3 or 4 which required the attention of a PCSO or advice over the phone. PCSO Carpenter was thanked for his report and there was a request for information about his speed monitoring activities on future reports which he was happy to include, as this is a key concern of the council. PCSO Carpenter will also share his duty rota with the Clerk and she will share the dates of the council's meetings to enable future similar discussions.</p> <p>The council is also keen to support any local crime prevention campaigns and PCSO Carpenter will liaise with the Clerk to ensure that information is shared.</p> <p>The Clerk asked if there was anything that could be done to make the congestion around the car park on Green Lane safer during the Vaccination Hub's opening hours? She has received a number of complaints from residents about inconsiderate parking causing poor visibility for pedestrians. PCSO Carpenter shared the council's concerns but is unable to take any action unless the parking is illegal, but he will include the area on his rounds over the next few weeks.</p>
13.12.04	<p>Open Forum: There were no residents present.</p>
13.12.05	<p>Minutes and matters arising: The council approved the minutes of the last parish council meeting on Monday 15th November 2021 – proposed by Cllr Scargill and seconded by Cllr Bulmer.</p>
13.12.06	<p>Caldy Valley land: the Clerk is still liaising with Best Friends Nursery who have met with Cllr Scargill and Cllr Bulmer with the Clerk on site and the module developer, Springfield to discuss the specific location. The developer has given the owners a quote for the work and the owners are currently looking to get a quote from a second developer. The Clerk has taken advice from several commercial estate agents who have suggested that the cost of the annual</p>

	ground rent should reflect the costs to the council of maintaining the land, the inconvenience of the loss of the use of the land etc. The Clerk will draft some costings for the next Executive Sub Group meeting.
13.12.07	<p>Council Sub-Groups: The council approved the minutes of the following sub group/working party meetings, which had been circulated prior to the meeting as accurate:</p> <p>Community Engagement Sub Group on Monday 22nd November – Cllr Miller gave a verbal summary and reported that the Annual Carol Singalong at Old Laundry Corner had taken place and proved popular with local residents. There was a brief discussion about the potential for that space to become the Armed Services Memorial hub for the parish and this will be on the agenda for the next sub group meeting.</p> <p>Community Centres Sub Group held on 29th November – Cllr Scargill gave a brief update, both community centres are working at around 80% capacity and are welcoming user groups back. The Joint Management Committee (JMC) that manages Caldys Valley has reported a bank balance of £29k, which includes the £6k total financial contribution from the church and the parish council earlier in the year. There was no decision made on the proposal to move the centre towards becoming a stand alone charity so that it can claim grants that are currently unavailable as it is part of the church. The JMC had also been asked to consider renting a small part of the car park to a mobile food vendor on a Saturday but agreed that they did not wish to do this at this time.</p> <p>Vicars Cross Community Centre has not received any subsidy from the parish council and the bank balance remains at around £14k. The centre is open at weekends for parties and regular bookings but this remains an issue if a member of staff is needed over the two days as there is no one available. The issue will be considered after the centre manager returns from maternity leave.</p> <p>Sustainable Traffic Working Party held on Monday 6th December – Cllr Salt and Cllr Bulmer reported on the second meeting of the newly formed Integrated Sustainable Transport Taskforce which had taken place since the Working Party meeting. Although the original Terms of Reference did not include parish or town councils, it has now been agreed that CHaLC will be included to represent local councils and it was agreed that the skills of councillors in Great Boughton would be available to support CHaLC in that role. The meeting also identified that CWaC intends to move forwards on a decision on the suspended Active Travel Lanes with the help of Sustrans Home - Sustrans.org.uk</p> <p>Executive Sub Group held on Monday 6th December – Cllr Miller gave a verbal summary of the discussions and the following recommendations were approved:</p> <ol style="list-style-type: none"> 1. Responses to planning applications 2. That the council approve the moving of £50k into a Projects Reserve before the end of the financial year.
13.12.08	<p>Reports from CWaC Ward Cllrs: Cllr Collings gave a verbal report on the ongoing roadworks on Tarvin Road which will hopefully be complete within days. The Peacock Pub on Christleton Road is being refurbished and will hopefully be open at the end of January and Cllr Collings has been invited to tour the cycle routes of Chester with the Chester Cycling Campaign which he is looking forward to.</p> <p>In response to a request from Cllr Salt, Cllr Collings will follow up the long awaited traffic light installation at Gorse Way, stressing that they need to be sequenced in order for the traffic to flow and allow pedestrians to cross the road.</p>
13.12.09	Planning Applications: Approved in 13.12.07 Executive Sub Group

	Ref No	Site Address	Proposal	Recommended Response
	21/04446/FUL Comments by 22 nd December	1 Private Walk	Erection of a two-storey side extension, single-storey rear extension and associated landscaping (Including demolition of existing single storey rear extension and outbuilding)	No objection
	21/04187/FUL Comments by 8 th December	9 Elgin Close	Demolition of existing bungalow, erection of new dwelling.	This development has a significant impact on the appearance of the street which comprises of all single story dwellings. The introduction of a large two storey house will overshadow the existing homes and the parish council would recommend that the Planning Officer visits the location.
	21/04258/FUL Comments by 6 th December	6 Boughton Hall Drive	Part single part two storey side extension, single storey rear extension	No objection
13.12.10	Clerk's Report: <ol style="list-style-type: none"> The council noted an operational report from the Clerk which had been circulated prior to the meeting and there were no questions. See Appendix A The council accepted the financial report. Resolved: Cllr Scargill proposed that the Councillors' Allowances for 2021 of £30 per councillor and £50 for Chairman's Allowance be approved. Cllr Huffer seconded the motion which was carried unanimously. Cllrs must contact the Clerk directly if they wish to claim this and the Chairman's Allowance will stay in the council budget and be used when appropriate. 			
13.12.11	Councillor's reports and items for future agenda: <p>Cllr Huffer reported that he had attended the Friends of Caldley Valley Nature Park Committee Meeting as a representative of the council.</p> <p>Cllr Collings continues to work with Chester University to create cohesive community links.</p>			
13.12.12	Date of next meeting: Monday 17 th January 2022			

Signed.....

Date.....

Clerk's Report

11th December 2021

1. Summary of Actions from Parish Council meeting 15th November 2021

Item no.	Action	Progress made
15.11.05	<p>Resolved: that the council will:</p> <p>Ask the Police & Crime Commissioner's Office for the numbers of tickets issued by the speed camera on Vicars Cross Road in the last year, thereby confirming that it is working.</p> <p>Ask the Police & Crime Commissioner's Office for numbers of Road Traffic Accidents on Vicars Cross Road.</p> <p>If unsuccessful with either request, follow up with a Freedom of Information Request.</p> <p>Residents have asked for support to introduce road calming measures on Queens Road – the council discussed the issue and Resolved:</p> <p>That the parish council will PCSO Carpenter to target Queens Road more often with speed checks</p> <p>That the council will ask CWaC Highways for information on the process to install road calming measures.</p> <p>Cllr Salt also asked reminded the council that the long planned Gorse Way traffic lights are still not installed.</p> <p>Resolved: Clerk will contact CWaC and ask for an update.</p>	<p>Email sent to Police & Crime Commissioner's Office 9th December 2021- awaiting response</p> <p>Outstanding</p> <p>Email sent to Paul Tudor – 12th December 2021. Awaiting response.</p>

2. Finance Report

Item	Information												
	Bank Balances												
	<div><div>Parish Council 11/12/2021) Nat West Bank £71,683.89 Josh's Project £9179.58 National Savings Account £36,466.36</div><div>Vicars Cross Community Centre 11/12/2021 Income from lettings £1867.28 Expenditure during period £1874.64 Bank balance £14,396.89</div></div>												
	The following payments and receipts of over £100 have been made since 15 th November 2021 (Bank statements are available on request from the Clerk)												
	<table><tr><td>7 December 2021</td><td>HEATHFIELD ORCHARD (purchase of trees)</td><td>£200.00</td></tr><tr><td>6 December 2021</td><td>SCOTTISHPOWER (Old Laundry Corner)</td><td>£15.00</td></tr><tr><td>2 December 2021</td><td>SHIRES ACCOUNTANCY (salaries x 2)</td><td>£2,464.78</td></tr><tr><td>29 November 2021</td><td>PKF LITTLEJOHN LLP (External audit)</td><td>£480.00</td></tr></table>	7 December 2021	HEATHFIELD ORCHARD (purchase of trees)	£200.00	6 December 2021	SCOTTISHPOWER (Old Laundry Corner)	£15.00	2 December 2021	SHIRES ACCOUNTANCY (salaries x 2)	£2,464.78	29 November 2021	PKF LITTLEJOHN LLP (External audit)	£480.00
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	17 November 2021	RED SQUIRREL (tree lopping on Queens Rd field)	£300.00
	17 November 2021	MALCOLM BATE (Maintenance)	£236.68
	17 November 2021	WALKERS NURSERIES (8 x planters)	£435.46
	17 November 2021	SARAH TYSON (Gatelocking at Queens Rd)	£172.00

3. Planning Applications

Address & details

Listed on agenda

4. Planning Decisions

21/00316/FUL - 47 Dee Banks Single storey side extension APPROVED
 21/00263/FUL - 2 Elgin Close Single storey extension including render to whole house APPROVED
 21/00275/FUL - 75 Green Lane Single storey side and rear extension APPROVED
 21/00213/FUL - 21 Manor Drive Two storey side extension and single storey rear extension APPROVED
 21/00467/FUL - 45 Barkhill Road Demolition of existing conservatory, single storey rear extension and new side APPROVED
 20/04801/FUL - Waters Edge Alterations to rear steps and formation of access deck. APPROVED
 21/00102/FUL - The Red House Demolition of the existing building and the erection of a new building to create 7 apartments plus associated underground parking REFUSED
 21/00041/FUL - 60 Ballater Crescent Single storey rear extension APPROVED
 20/04827/FUL - 4 Green Lane Single storey rear and side extension APPROVED
 21/00494/FUL – 68 Becketts Lane Conversion of garage into additional living accommodation/ office/ studio APPROVED

5. Communications

Email from resident who had hurt himself on slippery steps from Caldry Valley car park to play area – Clerk has responded, alerted Maintenance Officer who will rectify as a priority. Resident happy with response.
 Email exchange between Jonathan Peplar & Clerk/Cllr Bulmer re. Heritage project
 Chalc weekly bulletins
 Email exchanges between owners of Best Friends nursery – negotiations re lease and development ongoing.
 Email exchanges between Clerk and commercial land valuation providers
 Email from resident objecting to Lidl store plans – directed to Lidl website
 Email complaint from resident that bin collection had been missed – response sent and referred to Cllr Collings
 Email from new café owner at the Rugby Club asking for promotional support – shared on social media.

6. Operational Information

Annual Carol Singalong took place on Friday 10th Dec with a children's lantern competition and free hot refreshments. Around 70 adults and children attended and thanks to all councillors who helped.

The Clerk will be on leave from Friday 18th December to Tuesday 5th January although the council mobile phone will be monitored during that time.