

MOLLINGTON PARISH COUNCIL

Minutes of the Meeting held on Wednesday 28 July 2021 at 7.00pm in Mollington, Backford & District Village Hall

PRESENT: Councillors Roger Jones (in the Chair), John Fielding and Dave Wells

In attendance: Mrs P English (Parish Clerk), Councillor Simon Eardley, Cheshire West & Chester (CWaC) Council Ward Member and Mrs Christine Jones (Newsletter)

21.64 APOLOGIES FOR ABSENCE / RESIGNATION

Apologies were received from Councillors Mike Jones, Cathryn McKeagney and Rob Skupski. Councillor Skupski would be available by Zoom if required.

The Chairman reported that he had received a letter of resignation from Councillor Mike Riley. The Clerk would make the necessary arrangements to fill the vacancy.

21.65 DECLARATIONS OF INTEREST

Councillor Fielding declared an interest in matters relating to the Village Hall as he was on the Committee.

21.66 PUBLIC SPEAKING TIME

There were no members of the public present

21.67 MINUTES

RESOLVED: That the Minutes of the ordinary meeting held on 26 May and the Extraordinary meeting held on 30 June be approved as a correct record.

21.68 UPDATE REPORTS

The following reports were made, updating on issues previously raised:

- (1) **Village Hall:** Councillor Fielding declared a non-pecuniary interest in this item and reported that some of the contractors had had to self-isolate which had cost some time, but it was anticipated that the building would be ready to open by 20 September. The build was still within the financial limits. The Parish Council would be invited to visit.
- (2) **B4RN:** The latest report from B4RN had been circulated prior to the meeting. It provided more information about the way in which the B4RN Community Benefit Society was set up, how it needed a sufficient number of people to sign up before the scheme could proceed, the involvement of farmers in allowing cables to be laid across their land and the need for Parish Councils to get involved. It was also noted that Gigaloch were now offering broadband fibre connections in the Village.
- (3) **HyNet:** This was a project to produce hydrogen which was being conducted at a facility at Stanlow by a consortium called HyNet NorthWest. As a by-product, carbon dioxide was formed, and it was proposed to capture this and transport it via an underground pipeline to a site near Connah's Quay. One of the preferred routes was through Mollington, running close to the centre of the village and St Oswald's school. Mollington Parish Council had raised concerns regarding certain safety aspects and localised disruption and had communicated these to the Planning Inspectorate. The next step would be a public consultation, either in the autumn or early next year, when everyone could have their say. More information was available at <https://hynethub.co.uk/>
- (4) **Hedges:** Councillor Mike Jones had advised that hedges should not be cut until September unless they were a hazard to the highway. There were hedges around the village, in particular one from the fingerpost heading into the village and one on the Parkgate Road from the fingerpost up to the Wheatsheaf Pub, which were overhanging the road and should be cut back. This was the responsibility of CWaC Highways who should either be contacting the owners or doing the job themselves. The Clerk would report this to CWaC.
- (5) **Grass Verges:** Councillor Wells reported that a site meeting had been held with CWaC officers on 16 July 2021 to discuss the maintenance of the village green and grass verges throughout Mollington village. The aim was to cut the village green and grass verges monthly and also to remove weeds from roadside gutters. CWaC would produce a plan of the village showing what was in scope for them. The Parish Council could look at what remained and decide how best to maintain those areas. It was suggested

that the Parish Council consider taking part in Northwest in Bloom next year, possibly as part of the celebration of the Platinum Jubilee. One of the event organisers could be invited to a Parish Council meeting to discuss the project. Councillor Wells would follow this up.

- (6) **School Pond:** A small team had been put together to clear the pond. The first job was to remove the overgrown branches, which would require the use of chainsaws. Councillor Mike Jones had agreed to allow the debris to be stored in one of his fields
- (7) **Representatives on Outside Bodies:** The Parish Council had been informed of the existence of a WW1 Fund and it was agreed that the Clerk should ask Councillor Sue Pownall, Lea-by-Backford Parish Council for more information about it. The Chairman agreed to get more information about the Backford Charities to enable Mollington to appoint representatives
- (8) **New Notice Board:** CWaC were not supportive of putting a Notice Board on the grass verge at the junction of Townfield Lane and Mollington Court and there was no other obvious place to locate one. It was proposed that an informal meeting be called by the Chairman to discuss communications. This was agreed.
- (9) **Speeding on Grove Road and Townfield Lane:** Lea-by-Backford Parish Council did not support the installation of Village Gateways on Grove Road, so it was agreed to go ahead with signs only. Road markings had also been requested. A response was awaited from CWaC regarding the narrow part of Townfield Lane. It was agreed that the Chairman should ask Kay Parry to attend a Village walk with Councillors to discuss Highway issues.

21.69 PLANNING

- (1) Applications received for comment and passed to Councillors

| Application No. | Application details |
|-----------------|---|
| 21/01339/FUL | Single storey rear extension at 8 Well Lane, Mollington, Chester CH1 6LD |
| 21/02008/FUL | Change of use of land to enclosed private dog day care/dog exercise facility including parking and addition of site office/ timber store on land at Mere Farm, Townfield Lane, Mollington, Chester There had been some objections to this application relating to the potential increase in traffic on Townfield Lane, the hours of operation/residential amenity and the site's location in the green belt and CWaC would be asked to deal with them when making a decision on the application. |
| 21/02304/FUL | Single storey front and first floor side extension at Warren Chase, Townfield Lane, Mollington, Chester CH1 6LB |

- (2) Decisions taken by Cheshire West & Chester Council (CWaC)

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| 21/00444/FUL | Demolition of existing conservatory, erection of single storey rear extension at 10 Well Lane, Mollington, Chester CH1 6LD - APPROVED |
| 21/00723/FUL | Single storey side and rear extension, external modifications throughout and replacement windows at Alwoodley House, Well Lane, Mollington, Chester CH1 6LD – APPROVED |
| 21/01847/NMA | Non-material amendments to 20/01411/FUL (to utility room, porch, reduced first floor extensions, elevational amendments) at Willow Brook House, Well Lane, Mollington, Chester CH1 6LD - APPROVED |
| 20/04612/FUL | Replacement garage with new garage and workshop at Willow Brook Meadow, Well Lane, Mollington, Chester CH1 6LD – APPROVED |
| 21/00646/FUL | Part single storey, part two storey extension to rear, and erection of new garage to side; External alterations to convert existing garage, add external insulation and render, replace windows and doors; Addition of a pitched roof and balcony over existing flat roofed garage/porch at Ashbourne House, Well Lane, Mollington, Chester CH1 6LD - APPROVED |

- (3) Applications considered by the CWaC Planning Committee

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| 20/03019/FUL | Demolition of the existing building and structures and the erection of 6no dwellings, creation of new public pedestrian and cycle path, and community car park, together with associated landscaping, ecology mitigation and |
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| | <p>infrastructure at Former Mollington Grange Golf Club, Townfield Lane, Mollington, Chester CH1 6NJ.</p> <p>This application was considered by CWaC's Planning Committee on 6 July 2021. The Committee decided unanimously to REFUSE permission. During the discussion mention was made of the lack of a Neighbourhood Plan for Mollington.</p> |
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(4) Decisions awaited

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| 20/01430/FUL | Change of use of barns into hydro-therapy pool, gymnasium and annexe flat for use in connection with the new dwelling at Elm Farm, Townfield Lane, Mollington, Chester CH1 6NJ |
| 20/04168/FUL | Two storey front and side extension and detached garage at Dilkhush, 3 Feilden Court, Mollington, Chester CH1 6LS |
| 20/04324/FUL | Farm redevelopment including conversion of buildings to 6 dwellings, demolition of several existing buildings and the erection of new agricultural buildings at Warren Farm, Townfield Lane, Mollington, Chester CH1 6LB |
| 21/01144/FUL | Single storey side/rear extension, alteration to side windows at 7 Well Lane, Mollington, Chester CH1 6LD |
| 21/01380/FUL | Demolition of existing garage, erection of detached garage to front, single storey side extension, two storey and single storey rear extensions at Greenacres, Townfield Lane, Mollington, Chester CH1 6NJ |

- (5) **Mere Farm:** Councillor Eardley reported that a 40ft mobile home had been delivered to the site. Councillors Roger Jones and Eardley would walk down to the site to check.

21.70 NEIGHBOURHOOD PLANNING

It was RESOLVED that

- (1) a residents' meeting should be called by the Clerk before Christmas to ask them whether they were in favour of going ahead with a Plan for Mollington; John Heselwood of Cheshire Community Action would be invited to give a presentation and answer any questions.
- (2) the Chairman should contact the Chairmen of Backford and Lea-by-Backford Parish Councils to determine whether they would like to consider a joint Local Plan.

21.71 FINANCE

- (1) Receipts: None
- (2) Payments made since the last meeting

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| 28.05.21 | SO | Amenity Cleaner-wages May 2021 | 193.44 |
| 28.05.21 | SO | Parish Clerk – salary May 2021 | 194.82 |
| 28.05.21 | BACS | SLCC – Affiliation Fee | 56.00 |
| 01.06.21 | BACS | Parish Clerk – expenses March 2021 | 30.00 |
| 01.06.21 | BACS | Came & Co – Insurance | 218.00 |
| 01.06.21 | BACS | HMRC – Income Tax | 243.86 |
| 01.06.21 | BACS | Parish Clerk – expenses May 2021 | 22.25 |
| 07.06.21 | BACS | ChALC – Affiliation Fee | 229.68 |
| 17.06.21 | DD | PWLB 1 st instalment of repayment of loan | 1,117.35 |
| 18.06.21 | BACS | Cheshire Community Action – Affiliation Fee | 20.00 |
| 18.06.21 | BACS | ChALC Training | 25.00 |
| 22.06.21 | BACS | HMRC – Income Tax | 293.02 |
| 28.06.21 | SO | Amenity Cleaner – wages June 2021 | 193.44 |
| 28.06.21 | SO | Parish Clerk – salary June 2021 | 194.82 |
| 29.06.21 | BACS | Barnes Cooper – Internal Audit | 150.00 |
| 30.06.21 | Bank | Service Charge | 18.00 |
| 06.07.21 | BACS | Website domain renewal & 12 months support | 231.50 |
| 06.07.21 | BACS | Village Hall-Hire of Hall PC Meeting on 30 June | 13.50 |
| 07.07.21 | BACS | ChALC – Meetings & Procedures Training - Clerk | 25.00 |
| 14.07.21 | BACS | Amenity Cleaner – backpay | 12.48 |
| | | | 3,482.16 |

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| Reconciliation: | Opening Balance | 16,387.75 |
| | Add: Receipts | 0 |
| | Less: Payments | 3,482.16 |
| | Closing Balance | <u>12,905.59</u> |

21.71 THE QUEEN'S PLATINUM JUBILEE 2022

It was RESOLVED to defer consideration of this item to the next meeting.

21.72 BIRTHDAY HONOURS

It was reported that nominations had opened for the Birthday 2022 honours round and that the deadline for nominations of Wednesday 10 September was earlier than usual because the honours list would be announced on 2 June 2022 to coincide with the Platinum Jubilee. RESOLVED: That the above arrangements be noted.

21.73 EXTENSION OF TIME FOR MEETING

The meeting had run over two hours and in accordance with the Parish Council's Standing Orders it was proposed and seconded and RESOLVED that the time be extended by a further half hour in order to complete the business.

21.74 POLICE AND CRIME COMMISSIONER'S COMMUNITY ACTION FUND

The Police and Crime Commissioner had launched a Community Action Fund with more than £100,000 available for new projects or initiatives which would deliver community safety or crime prevention activities. Individual bids of up to £5,000 could be submitted by applicants were working with their local policing team to address local priorities. All bids had to be match-funded. A resident had suggested that Mollington would benefit from having a Defibrillator in a prominent position in the village and it was suggested that this might form the basis of a bid to the Community Action Fund. Match funding could come from the Parish Council's budget for community projects or from an alternative source such as CWaC's Member budget scheme. RESOLVED: That the Clerk bring a report to the next meeting on proposals for a Defibrillator including price and maintenance.

21.75 CONSULTATIONS

(1) Local Plan Conversation 2021

The Cheshire West & Chester (CWaC) Local Plan ran to 2030 and they wondered whether the Council's current Local Plan needed to be updated to reflect changing circumstances and new priorities such as the climate emergency, poverty and health. People and organisations were invited to help decide whether the Plan needed to be updated. The consultation would end at 5pm on Wednesday 15 September 2021. RESOLVED: That the consultation be noted and Councillors respond individually.

(2) Police and Crime Plan 2021-24

The Police and Crime Commissioner was consulting residents on his Police and Crime Plan for 2021-24. The priorities from now until 2024 were to prevent and tackle crime, make Cheshire's roads safer, deliver justice for victims of crime, protect vulnerable people, improve public confidence in policing and modernise the police force. The PCC wanted residents' views on whether the Plan would make Cheshire even safer. The consultation closed at 23.59 hours on Sunday 15 August 2021. RESOLVED: That the Police and Crime Plan 2021-24 be noted and Councillors respond individually.

21.76 DATE, TIME AND VENUE OF MEETINGS

It was RESOLVED that meetings of the Parish Council be held on the following dates. All meetings would start at 7.00pm. Venues to be confirmed.

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| Tuesday 21 September 2021 | Tuesday 18 January 2022 |
| Tuesday 16 November 2021 | Tuesday 29 March 2022 |
| | Tuesday 17 May 2022 |