

# Mollington Parish Council

Minutes of the meeting of the Parish Council held on Tuesday 12 November 2019 at St Oswald's Primary School, Grove Road, Mollington

Prior to the meeting the Lord Mayor of Chester, Councillor Mark Williams, presented the prizes for the Best Front Garden Competition:

1<sup>st</sup> prize (donated by Premier Plants of Ledsham) – Mr & Mrs Kerfoot, North Lodge, Well Lane

2<sup>nd</sup> prize (donated by Mollington Parish Council) – Mr & Mrs Hockedy, Townfield Corner, Townfield Lane

3<sup>rd</sup> prize (donated by Haven Interiors of Ledsham) – Mr & Mrs Longden, White Lodge, Well Lane

Judges this year were Martin Bentley and Colin Williams of Lea-by-Backford.

PRESENT: Councillors Roger Jones (in the Chair), Sally Atkin, Brian Crowe, John Fielding, Christine Jones, Mike Jones and Angus MacSween, Cheshire West & Chester (CWaC) Ward Councillor Simon Eardley and one member of the public

## 19.89 APOLOGIES FOR ABSENCE

None

## 19.90 DECLARATIONS OF INTEREST

Councillor Fielding declared an interest in issues relating to the Village Hall as he was a member of the Committee and also declared an interest in planning application 19/03657/FUL as he was the applicant. Councillor Mike Jones declared an interest in issues relating to the Village Hall as he was the Parish Council's representative on the Village Hall Committee.

## 19.91 PUBLIC SPEAKING TIME

Chris Jones gave a brief update on the B4RN project. Completion of the pre-agreement by B4RN was awaited. It was hoped to complete the project in the Puddington area by summer 2020.

## 19.92 MINUTES

RESOLVED that the minutes of the meeting held on 10 September 2019 be confirmed as a correct record

## 19.93 PLANNING

### (1) Applications Received:

19/03657/FUL	Removal of existing front boundary wall and alterations to layout and landscaping of front garden, to provide a new vehicle crossover and driveway area with turning space at Wellfield, Well Lane, Mollington, Chester, Cheshire CH1 6LD Councillor Fielding declared an interest in this application as he was the applicant and left the room. The Parish Council had no objection but considered that it should be drive in forward / drive out forward as it would be dangerous to reverse onto Well Lane. There was some concern that the work would change the aspect of the Lane and could be detrimental to that part of the village.
19/03909/FUL	Two storey extension, replacement and relocation of garage with self contained studio above, replacement septic tank and replacement windows at Keepers Cottage, Townfield Lane, Mollington, Chester, Cheshire CH1 6LB The Parish Council was concerned that this was a substantial increase in the size of the property which was against Green Belt policy and the Guidance for Extensions.

### (2) Decisions

19/03826/NMA	Non material amendment to Planning Permission 18/03983/FUL to change roof tiles from Rosemary red clad to Spanish slate at 4 Overwood Avenue, Mollington, Chester, Cheshire CH1 6NH – REFUSED – changing the colour of the tiles from red to slate would be a material amendment to the appearance of the development approved under permission 18/03983/FUL and would require the submission of a formal planning application.
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19/01060/FUL	Construction of manege and post and rail fence at Mere Farm, Townfield Lane, Mollington, Chester, Cheshire - APPROVED
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**19.94 INTERPRETIVE PANEL**

The Mollington Panel would be delivered week commencing 9 December. Rather than the village green, a new site had been suggested just behind the railings opposite the school and this was agreed. Councillors Jones and MacSween would erect the Panel. The second Panel would be delivered at the same time and would be stored until the Village Hall location was available. Thanks were extended to Christine Jones for her work in producing the Panels.

**19.95 REVIEW OF COMMUNITY PLAN**

Comments on the existing Parish Plan had been requested at the September meeting but none had been received. It was RESOLVED that a Working Group be established to progress a Community Plan for Mollington, to comprise of Councillors Atkin, Fielding, Christine Jones and MacSween.

**19.96 HIGHWAYS, RIGHTS OF WAY AND AMENITY CLEANING**

Councillor Mike Jones reported that a tree had fallen on Townfield Lane by the Riding School. He had removed the core and Councillor Roger Jones offered to remove the remains. It was noted that it was the responsibility of the landowner to ensure that the site remained safe.

It was noted that residents were blowing leaves into the gutters, which then clogged up the drains making drainage more difficult.

It was agreed that the Clerk should ask for a leaf sweep of the village once most of the leaves had fallen.

Following a visit by the Dog Warden, the bin by the school was to be replaced by CWaC. The Dog Warden would visit again if needed.

**19.97 MOLLINGTON SCHOOL AND PLAYING FIELD**

Nothing to report

**19.98 VILLAGE HALL**

Councillors Fielding and Mike Jones declared an interest in this item but remained in the meeting to offer advice. A number of issues remained to be addressed. The sewerage system needed uprating and a geotechnical survey had revealed that a retaining wall was needed at the foot of the bank. It was queried why site investigations had not been carried out at an earlier stage to identify these issues. It was explained that site investigations were not usually carried out until planning permission was received. Virgin Media's contractors had left contaminated waste on the site which was estimated to cost £30,000 to remove. The Village Hall Committee were in discussion with the insurance company to try to recoup this cost. The England Committee were due to meet in January and a further report on the additional funding required to complete the project would be made to the next meeting of the Parish Council.

The Village Hall Committee requested that the Parish Council discuss the option of further funding if the costs were above budget. Discussions focused on the actual cost which would only be determined after submission of the final plans to the chosen builder. This was due to happen in December and this item would be carried forward to the next meeting.

**19.99 MOLLINGTON GOLF COURSE**

An open meeting with representatives of the Harworth Group had been scheduled for 25 November at 6.00pm in St Oswald's Primary School. Harworth were keen to work constructively with resident and local partners to understand better how the golf course was used and how access via permissive paths into and through the golf course could be improved.

**19.100 RISK MANAGEMENT**

Deferred to next meeting

## 19.101 FINANCE

### (1) Receipts since last meeting

Date	Description	Amount
20.09.19	ChALC-refund of training costs	75.00
26.09.19	ChALC-refund of training costs	75.00
21.10.19	Backford/Lea-by-Backford-Interpretive Panel design cost share	171.60
	Total	321.60

### (2) Payments made since last meeting

Date	Description	Amount
30.09.19	Amenity Cleaner-wages September	182.00
30.09.19	Parish Clerk-salary September	139.46
30.09.19	Bank Service Charge (3 months)	18.00
02.10.19	1&1 Ionos-website hosting	7.19
28.10.19	Amenity Cleaner-wages October	182.00
28.10.19	Parish Clerk-salary October	139.46
01.11.19	1&1 Ionos-website hosting	7.19
11.11.19	HMRC-Employees' PAYE	404.94
	Total	1,080.24

(3) Balance in bank as at 12 November 2019: £10,358.00

## 19.102 ITEMS FOR INFORMATION AND NEXT MEETING

Members were asked to bring forward ideas for small projects to be included in the budget for next year.

## 19.103 DATE AND TIME OF NEXT MEETING

Tuesday 7 January 2020 at 7.30pm in Mollington, Backford & District Village Hall