

MINUTES OF A MEETING OF RUSHTON PARISH COUNCIL
held at the Jessie Hughes Village Hall
on Tuesday 20th February 2024 at 7.30pm

Present: Cllrs. Ed Shaw, Graham Sime, Phil Hodgson and Olga Vertija

In Attendance: Lindsey Worrall (Clerk), Charles Hardy (Ward Councillor), Bert and Warick Platt, Nick and Wendy Parker

24.02.01 Apologies for Absence and Disclosure of Pecuniary Interests

Resolved: that the apologies from Cllrs.. Thompson Leslie be received and accepted.

Resolved: that Cllr. Shaw has a personal interest in Planning application 22/02503/FUL.

24.02.02 Minutes

Resolved: that the minutes of the ordinary meeting of the 16th January 2024 to be agreed and signed after minor alterations.

Proposed: Cllr. Hodgson

Seconded: Cllr. Vertija

24.02.03 Public Speaking Time

Residents have received a letter from CWaC regarding planning application 24/00299/CAT, the removal of 60-70 trees at Carters Croft. Contacting the planning Dept tree officers to discuss this application and to ask for the largely redacted Tree Surgeons report to be sent though in a readable state. Concerned raised by residents that large planning application in a conservation area.

Charles has been contacted by many residents regarding the planning application for two self-build custom build properties on land opposite Baytree Cottage.

Bert and Warick Platt raised that because the land is raised the properties will overlook the surrounding homes, church and village hall affecting their privacy. To address this the only option would be to reduce the ground level significantly, with many listed properties surrounding the site such extensive land movements could cause damage to the significantly important properties surrounding.

The main areas of substance for comment on this application is Road Safety, Village Boundary, the setting of listed properties of architectural importance.

24.02.04

To review the draft budget for 2024-25

The budget was reviewed and will be re-assed at the March meeting

24.02.05 Planning Matters

1- To note planning decisions received.

None

**2 -To consider response to planning applications received
 Applications received since the last meeting.**

Proposal: Existing use of land as a domestic garden

Location: Brownhills, Brownhills Road, Rushton, Tarporley, CW6 9BQ

The plans supplied appeared confusing and difficult to read along with the photographic evidence supplied.

The Parish Council require more information on the area marked blue on title deed CH170667.

A visit to the site has been arranged for Wednesday 28th February at 09.30 to get a greater understanding of the planning application.

23/03359/FUL

Location- Carters Croft, Sapling Lane, Eaton, Tarporley, CW6 9AE

Proposal – Single Storey rear extension and storm porch to front, alterations to and addition of windows and doors, render. Widening of existing vehicular access gateway and driveway area, photovoltaic panels.

This is a large planning application with many aspects, care has been taken to ensure its in-keeping with the property and village, the extension will not be visible from the road or village and the changes to the driveway will ensure safety when entering or exiting the currently narrow drive.

As trees will be removed from the front to enable the drive alterations, it is suggested that a scheme of replanting is undertaken.

The plans do not appear to show the locations of the solar panels, which the Parish Council would like to see prior to making full comment.

Comments given in November 2023,

The Parish Council has No Objection to this Planning Application

Proposed – Cllr. Thompson

Seconded – Cllr. Vertija

The parish Council are still awaiting details of the solar panel siting.

22/02503/FUL

Location- Land at Oulton Mill lane, Rushton, Tarporley

Proposal -Engineering works and construction of hardstanding associated with the agricultural development approved under 21/00145/AGR (retrospective)

Parish Council have previously commented on this application, planning officer has contacted the parish council to ask whether it is still necessary for the application to be determined by full council.

Any change of use would require a new planning application

The hedging along the roadside is not a planning matter, the applicant has planted leylandii, mixed native hedging would be more environmentally and wildlife friendly but grows slower.

The trailers on site will be removed.

Action -

Once the curtain sided trailers are removed from site the planning officer will remove the 'calling-in' to full council, if the trailers remain on site, action can be taken to ensure they are removed, All councillors present agreed.

Proposed – Cllr. Hodgson

Seconded – Cllr. Sime

Further to this, the planning officer has contacted the Clerk to explain that the applicant does not own the land, they incorrectly completed the application form which has made it invalid and therefore the application has been returned to the Enforcement team.

Item to be removed from agenda until planning Dept makes further contact with Clerk.

24/00137/FUL

Location- Towns Green Farm, Towns Green, Rushton, Tarporley, CW7 4HB

Proposal – Erection of a detached Timber Garage.

The Parish Council Supports this Planning Application

Proposed – Cllr. Hodgson
Seconded – Cllr. Vertija

24/00034/OUT

Location- Land opposite Baytree House, Royal Lane Tarporley,

Proposal – Erection of up to two self-build custom houses with access and layout included, and matters of scale, appearance, and landscaping reserved for future consideration.

The Parish Council **Objects** to this Planning Application

Proposed – Cllr. Vertija

Seconded – Cllr. Sime

The full comments can be seen on a separate document.

24/00179/FUL

Location- Building at Keepers Cottage, Hickhurst lane, Little Budworth, Tarporley

Proposal – Conversion of agricultural building to a dwelling

This application is not within the Parish of Rushton, but within Little Budworth. It lies on the boundary of the Parish but as Little Budworth Parish Council have greater knowledge of the site and issues it has been decided that Rushton Parish Council will not make comments on this application.

24/00299/CAT

Location- Carters Croft, Sapling Lane, Eaton, Tarporley, CW6 9AE

Proposal – Removal of approximately 60 to 70 trees situated across the grounds of Carters Croft and the field to the south. 2x mature maple trees in garden - reduce in height by 3.5 to 4 metres, along with the radial branches by up to 3 metres. 1x cypress - which screens an electrical transformer and 11kV overhead powerline (in the adjacent field) would be reduced in height by approximately 4 metres.

The parish council would like to understand the rationale behind clearing an entire section of garden of trees and therefore removing these efficient carbon sinks and oxygen producers from the village.

The Parish Council understands and supports the removal of trees within the 3D category of Dead, dying or diseased, the safety around Scottish Power cables and transformer is understandable and accepted as is the need to maintain trees for health and shape by height reduction and thinning for reduction of wind sail.

The Parish Council would like to be able to see the Tree surgeons report that has been very heavily redacted, as at this point there is no understanding to the reasons why this amount of tree removal needs to be undertaken or could be justified.

The Parish Council **Objects** to this Planning Application

Proposed – Cllr. Vertija

Seconded – Cllr. Sime

24/00190/FUL

Location- Roman View, Sapling Lane, Rushton, Tarporley CW6 9AE

Proposal – Operational development following approval of application 22/03903/PDR (Part 3 Class R of the Town and Country Planning (GDPO) 2015 (as amended)).

The planning application **has already been granted permission** under Part 3 Class R of the Town and Country Planning 2015. they have permission for an Aparthotel, which is a short or long term let.

The application under consideration is the internal layout, its a three bed with ensuite and downstairs there is a kitchen/diner and a lounge.

This will be considered in the March meeting.

24.02.06 Highways

Outstanding Road Safety Issues from Previous Meetings

a. Highways Issues

village entry signs images have been previously circulated of designs that could be used for the village entrances. All councillors have looked at these and discussion held.

The design and pricing of both the gates and signs has been obtained, before going ahead with this project the Parish Council has liaised with Highways.

Jerry Gibbs of Highways has clarified the licences required for working on highways land. Highways confirmed that Rushton Parish Council own the signs and can update, maintain them as long as appropriate licences in place to do so.

During discussion of signs being designed by other Parish Councils, Cllr Shaw asked whether some or all of the signs should read 'Rushton and Eaton' if approaching Rushton and 'Eaton and Rushton' if approaching Eaton.

An article appeared in the August newsletter to show the designs of the gates and signs to enable the parish to comment.

Councillors will review details and assess funding avenues.

Clerk to liaise with Little Budworth and Utkinton and Cotebrook Parish Council's regarding their new signs.

All councillors to undertake research prior to the February meeting.

Actions – prepare proposal and continue liaison with Highways Cllrs Sime, Leslie and Vertiga.

Purchase sign for direction to M6 north and South for placement near village green – Cllr. Leslie has undertaken a lot of work on this and selected the most appropriate sign for purchase.

Councillors present an A frame sign was most suitable and Cllr Leslie could purchase.

Action – sign selected and Cllr Leslie to purchase Cllrs. Sime, Leslie and Vertija

b. Road Safety Matters

The Parish Council are awaiting feedback and clarification from highways on several matters

1. 20 MPH signs - Highways have confirmed that the 20mph sign on Royal Lane will be moved to incorporate the Jessie Hughes Village Hall. The Clerk has asked for a timescales for this work. The 20mph on Eaton Lane is in the incorrect location, going from 20mph in the centre of the village to 30mph and then 40mph heading towards Cotebrook, it is apparent this does not occur in other villages and the Clerk has asked for the 20mph to be extended. Highways have confirmed that to move the 20mph sign to incorporate the Jessie Carpark will require Highways to follow a TTRO process and readvertise, with consultation. This process will take until the new financial year.
2. VAS On Lower Lane – is a community initiative to slow traffic on a narrow lane with no footpaths next to the busy primary school, unfortunately the VAS was on private land and had to be removed, the unit has been safely stored and the pole has been removed by contractors with 'Street licence' to work on a Highway. The Parish Council has worked with the Ward Councillor, Highways and the public and have now secured a new location, the pole has been refitted and the VAS unit is undergoing maintenance before it is reinstalled.
3. The Oulton Mill Lane sign, located by the Picnic area was hit and damaged in the autumn 2022, the damage was reported to Highways at the time but no actions taken. The sign has now disappeared (summer 2023). Clerk has reported this to Highways and a works order placed but no timescales for the replacement have been given. The sign has now re-appeared but is very damaged and dangerous, clerk to report to Highways.
4. Hall lane, the speed signs are facing the wrong way and need turning correctly, Clerk has reported this to Highways who will adjust the signage.
5. Lower lane, has no road markings in some areas due to the narrow nature of the road. Parish Clerk, Highways will undertake new line paintings in due course.'

6. The road sign on the corner of Hickhurst and Dogmore Lane is broken, a works order is in place.
 7. The road sign on the corner of Dogmore and Kings Lane is broken, a works order is in place.
 8. The 30mph signs on Eaton lane are the wrong way around
 9. The signs on Hall Lane are the wrong way around
 10. Oulton mill lane to Cotebrook junction, visibility is very poor
 11. Winterford Lane, large pothole appeared over a drain cover.
- Items 7-11 to be reported to Highways buy Clerk.

24.02.07 Reports from Working Groups Communications

Newsletter

The articles for the February newsletter are due by the 26th February, the parish councillors discussed articles for inclusion.

Thank you to Mike for his editorship and circulation.

Editor role is still vacant. If anyone would like to now take on the role of newsletter editor, please do contact the Clerk, Lindsey via at e-mail at rushtonclerk@aol.com

Oulton Mill Picnic Area Project.

The Picnic Area bin has now being emptied by Street Scene. The site is being used regularly. Nick Rayner mows the grass every two weeks through the growing season.

Thank you for your continued support in keeping this community asset looking beautiful for the parish and visitors from afar.

All councillors agreed that 4 fruit trees should be purchased and planted in the picnic area this year.

The picnic area is suffering a mole issue, previously a mole catcher was employed but all his mole traps were stolen, at the moment the moles will not be controlled.

Anyone wishing to volunteer with the picnic area project, please contact the Clerk Lindsey at, rushtonclerk@aol.com

Youth/Social/Community

Play Zone Project

Annual inspection has been undertaken, some areas of wear that need to be monitored over the coming year, but no areas where actions are required.

The 52 team are working well and we thank everyone involved in keeping the Play Zone a well maintained and enjoyable space for the children of the Parish.

Broadband

The Broadband for Hall Lane and outer areas of the Parish will be installed by April.

Along Kings Lane, the poles were removed 15 years ago, but no ducting put in place, 21 poles will now need installation, which will include 2 poles at the start of Kings lane and then underground to Park Wall, whilst Brownhills requires 4 poles,

Dates of road closures to ensure works can occur

Kings Lane -5-9th Feb

Hickhurst Lane 19-27th Feb 2024

Rushton Lane was due to be closed 15-19th Jan, but the company that advertises the closures, forgot to advertise the closure in time. The closure of Hickhurst Lane was not advertised to East Cheshire Council and therefore these two roads will be closed at a latter date to allow the advertising period to be concluded.

Well done to everyone who has worked hard to get this project off the ground.

Matters Arising

Councillor Vacancy

The councillor vacancy remains within the Parish,
Anyone interested in becoming a Parish Councillor, please contact the Clerk, Lindsey Worrall at rushtonclerk@aol.com

24.02.08 Correspondence

Resolved: that correspondence received as detailed below be noted and the action list be agreed:

Reporter	Date	Description	Action	
Member of Public	24/01/24	Update on lower lane VAS and concerns about verge by Primary school	Circulated and responded	
CWaC	20/01/24	Rural transport survey	Circulated	
Member of Public	26/01/24	Nitrogen canisters found on Winterford Lane, reported to CWaC for removal	circulated	
Residents	02/02/24 onwards	Planning application opp baytree Cottage	To be discussed in village meeting	

24.02.09 Finance Matters

Resolved: that the following net accounts are passed for payment:

PAYEE	DESCRIPTION	NET (£)	VAT (£)	TOTAL (£)

To review Clerks pay and back payment

The clerks pay from April to increase to pay scale 16, £14.70 an hour as detailed in the budget for 2024-25.

The Clerks backpay that has been detailed in the correspondence circulated, agreed and to be paid with the March salary payment.

Proposed – Cllr. Hodgson

Seconded – Cllr. Shaw

24.02.10 External Meeting**24.02.11 Any Other Business****Eaton Village Police Surgeries**

March 8th – 10am

April 12th – 4pm

May 10th – 12pm

June 9th – 11am

July 17th – 5pm

Aug 17th – 6pm

Sept 5th – 3pm

Oct 25th – 10-am

Nov 8th – 5pm

Dec 14th – 11am

24.01.12 Next Meeting

The next Parish Council meeting will be held on Tuesday 19th March 2024 at 7:30pm at the Jessie Hughes Village Hall.

The meeting closed at 21:20pm.

Signed: _____ Date: _____

DRAFT