



MINUTES OF THE MEETING OF WINCHAM PARISH COUNCIL HELD ON WEDNESDAY 20 SEPTEMBER 2017 at 7.30 PM AT WINCHAM COMMUNITY CENTRE

Present:

Parish Councillors: K Barker, R Casson, D May and D Turner

Ward Cllr L Gibbon

Parish Clerk N Morris

No concerns were expressed during the public forum.

1. Resolved that Cllr K Barker act as Chairman for the meeting.

Proposed: Cllr May

Seconded: Cllr Turner

2. Apologies for absence

Apologies had been received from Cllrs S Henshall, I Parr, A Makepeace, D Pugh and Unitary Cllrs D Hammond and N Wright and PCSO Hambleton

The following were noted as absent F Smith, B Cooke and D Cooke

Resolved to accept the apologies and note the absences

Proposed: Cllr May

Seconded: Cllr Turner

3. Resolved that a motion be placed before the next Parish Council meeting formally removing Cllrs Smith and D and B Cooke from the Parish Council but noting officially and with thanks the work each has done for the village of Wincham and for its Parish Council.

Proposed: Cllr May

Seconded: Cllr Turner

4. Declarations of any

(a) disclosable pecuniary interests or

(b) other disclosable interests

As are required under Chapter 7 of the Localism Act 2011.

The following interests were noted:

Cllr Barker is a Governor of Wincham CP School

Cllr Casson is employed at Wincham CP School

Cllr Turner was financially involved in both maintenance of the site of the former Black Greyhound and also in the installation of the defibrillator in the village,

5. Minutes of the Parish Council Meeting on Wednesday 19 July 2017.

The Minutes for the meeting held on Wednesday 19 July 2017 could not be approved because insufficient of the Councillors were present at both meetings. In consequence, the said Minutes were held over until the next Parish Council meeting.

6. No matters were discussed as arising from the Previous Meeting.

7. A report was received from the Unitary Councillors

- a) It was noted that Cllr Gibbon is now on the Cabinet for education at CWAC.
- b) Proposals by the Boundary Commission have been announced. The number of Councillors for CWAC is being reduced from 75 to 70. Additional parishes will be added to Marbury Ward, but it will still be served by 3 Councillors. There is an opportunity to comment on these proposals. Changes will come into effect after the next election.
- c) There is a new fire station and safety centre at Junction 20.
- d) Plans have been announced for a new Archive Heritage Centre.
- e) Parking charges will be introduced.
- f) The first new tenants for Barons Quay are expected in 2018.
- g) The Parish Council asked Cllr Gibbons to note that Wincham CP School needed a school hall and kitchen and that this had been taken off CWAC plans when it had become subject to the plans for the Urban Village. The Urban Village is no longer going ahead, but the School still needs a hall and kitchen.

8. PLANNING

1.APPLICATIONS RECEIVED

i.

Site Address: **6 Meadow Gate Wincham Northwich Cheshire CW9 6EW**

Proposal: **Sun lounge to rear elevation and front hall extension to front elevation, with pitched roof. Convert existing garage to Snug Room. Provide 1575mm high privacy screen wall to front elevation.**

Reference Number: **17/03893/FUL**

No comments were made.

2 October 2017

ii.

Site Address:	Black Greyhound Hotel Hall Lane Wincham Northwich Cheshire CW9 6DG
Demolition of existing buildings and the erection of eight residential dwellings and associated infrastructure works.	
Reference Number:	17/00966/OUT
Case Officer:	Ms Bethany Brown 01244 976977 bethany.brown@cheshirewestandchester.gov.uk
Ward:	Marbury
Parish:	Wincham

Resolved to object to the new application submitted for the Black Greyhound site (17/03244/OUT) on the following grounds:

1. *The proposed building is out of keeping with the rest of the village. It includes a block of flats of 4 storeys, including basement flats. There are currently no blocks of flats of any kind in the village. The only flats are those situated over individual shops, resembling in appearance, a single house. There are also no domestic buildings of any kind in the village of 4 storeys.*
2. *The density of accommodation is not consistent with the rest of the village. The application*

claims that this is a "small scale scheme" and yet the density of the construction is very high. It is out of keeping with the rest of the village.

3. The Parish Council has severe worries about safety because of the additional cars entering and leaving the site so close to a busy junction. Traffic lights have recently been installed on the junction in recognition of the increased traffic flow. The intention is that all the cars relating to the new development would enter and leave the site very close to the traffic lights, with obvious implications for safety. The previous use of the site had entrance and egress solely from the New Warrington Road, whereas it appears the intention is to have all traffic from the new proposed development joining Church Street, which is a residential road that already suffers from traffic problems (hence the need for the interactive signs recently erected). The entrance will be too close to the junction. Issues have been discussed before that the traffic lights give inadequate provision for cyclists and pedestrians. With a new high-density residential development on the corner, the inadequacies of the junction could easily result in casualties. The New Warrington Road is already a red route because of the number of RTAs.

4. The site is on greenbelt, notwithstanding that the proposed development is on the existing footprint.

5. The application does not mention the Thor Exclusion Zone. Until proof is produced that the Exclusion Zone has been reduced so that it no longer covers this site, it would be unprofessional to allow additional residential accommodation to be created where none was previously.

6. The Parish Councillors were dismayed by the inaccuracies in the application and feel that it shows at the very least a lack of care on the part of the applicants. This does not seem appropriate for a serious application for a site that will form a very prominent and public building in the centre of Wincham. Examples of the inaccuracies include: the design statement declares that Wincham Parish Council "decided they didn't want a doctor's surgery" (this is untrue: the Parish Council said that they should very much welcome a surgery, but did not believe any real work had been put in to ensure that that was a viable option); the application states that the site has become unsightly and overgrown (whilst true, this is only because it has not been maintained by the present owner and because that owner has deliberately had the roof slates removed and sold to Cheshire Brick and Slate Company); the application states that the site lies between the two villages of Wincham and Higher Wincham (both areas are part of the one village of Wincham and always have been). The most extraordinary inaccuracy in the application is a claim that the village of Wincham has both a public house and an Indian take away restaurant: these are the very buildings the applicants are intending to demolish. In consequence, when important issues, such as the safe access to and from the site and the visual look of the buildings, will be dealt with at a later date, the Parish Councillors are worried about the attitude of the applicants towards detail.

Further Resolved that should Cheshire West and Chester Council be minded to accept the application, the Parish Councillors asked that the following requests be considered:

a) that clear designs be demanded showing that the safety of future residents and other pedestrians and road users is being preserved when choosing a safe point or points of access and egress from the site.

b) that consideration be given to the creation of a pedestrian crossing at the traffic lights, given the increased traffic that would result from these new dwellings.

c) that consideration be given to reducing the high density of the proposed dwellings to bring them more into keeping with the look of the rest of the village and that

d) clear design plans be submitted showing the outward appearance of the proposed buildings. For all previous applications for this site, even though Outline Permission was being sought, full

drawings have been submitted showing what the buildings would look like. This time, when the proposal is to have a four storey block of flats which will be out of keeping with the rest of Wincham, no drawings of any kind have been provided. Seeing drawings could appease the concerns within the village.

Proposed: Cllr May

Seconded: Cllr Turner

2. Approvals

The following approvals were noted:

i.

Proposal: Single Storey Front, Side and Rear Extension

Location: 41 Hewitt Grove Wincham Northwich Cheshire CW9 6EL

Approval

ii.

15/04000/FUL

Proposal: Extension to production facilities to include plant, machinery, process equipment and abatement plant.

Location: Thor Specialities UK Limited Wincham Avenue Wincham Northwich Cheshire CW9 6GB

Approval

9. Proposed boundary changes to Marbury Ward were discussed and noted.

10. Pastor Webb was welcomed to discuss Christmas 2017.

Pastor Webb thanked the Parish Council for its past support and explained that his proposal for this Christmas was to bring a troupe of professional actors to Wincham to perform "Rapunzel" at a cost of £200. The date of 10 December would suit Pastor Webb. It was agreed that the Parish Council would discuss the proposal and then let Pastor Webb know their decision.

11. The situation regarding CHAIN and on the proposed developments by TATA were discussed and the statement made by CWAC in April 2017 was noted.

12. The report was from PCSO Hambleton was postponed.

13. A report on notice boards within the parish was received.

Resolved that the noticeboard costing £468.90 in green be approved.

Proposed: Cllr Casson

Seconded: Cllr Turner

14. Progress on the neighbourhood plan was discussed and it was noted that the proposed next meeting is 13 October at 7pm at Marston Church Hall.

A questionnaire has been produced, circulated and returned. This will be used to produce a Vision Statement. It was noted that the village needs more people to be involved.

15. A report on the community painting of the railings was postponed.

16. The Best Kept garden competition was discussed and it was assumed that Cllr Parr had collected the trophy from the last winner, Mrs Crouchley.

17. A suggestion made by a resident, Janet Boyd, to commemorate the testing around Wincham of the first jet engine (designed by Frank Whittle) was postponed.

18. Sub-Committees and Working Parties

i. **No dates were known for any sub-committees to be held before the next Council Meeting.**

ii. No updates were received from other Working Parties.

19. Linnards Lane and Chapel Street Inspections
i. To note the responsibility for inspections:

16/08/2017	Cllr Pugh
20/09/2017	Cllr Turner
18/10/2017	Cllr Makepeace
15/11/2017	Cllr Henshall
20/12/2017	Cllr Casson

Inspections sheets are required for each individual week. Inspection sheets may be scanned and sent to the clerk at winchampc@talktalk.net or sent by post to 22 Churchfields Bowdon WA14 3PJ.

20. The Memorial Garden and the new War Memorial were discussed and consideration was given to the application by the Friends Group for a donation of £500.

Resolved to donate £500 to the Friends of Linnards Lane Playing Fields

Proposed Cllr Casson

Seconded Cllr May

21. The ROSPA reports on the Linnards Lane Playing Fields and the Chapel Street Playing Fields were noted and consideration was given to any remedial work necessary

Resolved that the ROSPA reports and recommendations be noted.

Proposed Cllr May

Seconded Cllr Casson

22. It was noted that a lady cut her leg on one of the damaged toadstools in the Linnards Lane Playing Fields in August 2017. The toadstools have since been taped off and replacement toadstools will be fitted very shortly and the insurers have been informed.

23. The insurance schedule for Wincham Parish Council and any amendments necessary were considered and the same was approved under the fixed term quotation agreed last year.

Resolved that the insurance details be approved and the insurance renewed.

Proposed Cllr Turner

Seconded Cllr May

24. A letter from CWAC concerning recycling facilities was noted and passed to Cllr Gibbon.

25. The issue of water pressure within the village was considered, including a letter received from United Utilities. It was noted that this letter was now in the public domain. It was further noted that it was important for all approaches made by residents to be co-ordinated and recorded.

26. It was noted that the boardwalk beside Pickmere Lake has been repaired.

27. Holding an Unsung Heroes event in January or February 2018 was discussed.

28. Whether to change all parish council meetings to Wincham Community Centre until further notice was discussed.

Resolved that all meetings of Wincham Parish Council be held at Wincham Community Centre until further notice.

Proposed Cllr Turner

Seconded Cllr Casson

29. To receive a report on Village Communication.

- i. **A report on the newsletter was received and it was noted that Annie Makepeace and Ian Parr have volunteered to put together an interim newsletter. An IT editing programme costing around £100 was considered a sensible use of the Communications Budget.**
- ii. **There were no changes or additions for the village website.**
- iii. **There was nothing to report about forthcoming arts and performance around the Wincham area.**

30. Accounts:

i. The following payments were authorised:

Resolved to settle the following accounts

1. Northwich Town Council Invoice 2436 dated 01.09.17	318.50	
VAT	63.70	
		£382.20
Invoice 2377 31.05.17	318.50	
VAT	63.70	
		£382.20 £765.40
2. Insurance renewal: Zurich Municipal (including taxes)		£1,254.89
3. Wincham Community Centre	18.4.17	£55.00
	23.5.17.1	£19.00
	24.7.17	£86.10.
		£160.10
4. Alan James: tree surgery in the parish		£1,740.00
5. A donation to the Friends of Linnards Lane Memorial Garden		£500.00
6. Clerk salary for August and September 2017 2 x 35 hours @ £10.30/hour	£360.50	£721.00

Proposed: Cllr Casson

Seconded: Cllr Turner

ii. The following bank balances were noted:

<i>Current Account as at 5.9.2017</i>	£200.00
<i>Business Reserve Account 1. as at 5.9.2017</i>	£47,151.69
<i>Business Reserve Account 2. as at 5.7.2017</i>	£11,999.63

31. Correspondence

The following had been received:

1. Letter from United Utilities.
2. Letter from Pastor Andy Webb.
3. Letter from CWAC concerning recycling.

32. Any Other Business.

- a) **An appraisal for the Clerk will be arranged**
- b) **The offer by Pastor Webb was discussed, but it was felt that the residents of the village would prefer a traditional carol service.**
- c) **It was noted that Cllr May needed a further surgical intervention and that this would curtail what she could do for the Parish Council. The other Councillors wished her well for a speedy recovery.**

The meeting was declared closed at 10.10 pm.

Naomi Morris

10.10 17