

PRESENT:

Cllrs	Peter Bulmer (Acting Chair)	Trevor Jones
	Pauline Cox	Andrew Pannell
	Jo Evans	Sue Rigby
	Nigel Haslock	Martin Whiteley
	Ian Huffer	

Also in attendance were CW&C ward councillors Keith Board and Pamela Hall.

PART ONE

160. APOLOGIES

Apologies for absence were received from Cllrs Harry Cowley, Krissie Myler and Keith Scargill.

161. DECLARATIONS OF INTEREST

A Declarations of Interest was made by Peter Bulmer (local resident & CW&C employee).

162. PCSO UPDATE

PCSO Neil Denby had been unable to attend the meeting and the clerk was asked to circulate his monthly report.

Cllr Bulmer reported that the litter picker had found evidence of youths in the Vicars Cross area inhaling gas cannisters.

A reply to the letter to the Chief Constable regarding HGVs using Caldly Valley Road had been received and was read out to the meeting. He felt that the wording of the City of Chester Order 2002 was in accordance with the Traffic Signs Regulations and General Directions 2002, and recommended that the parish council refer the matter to CW&C Council for their consideration. He advised that unless drivers of such vehicles used Caldly Valley Road solely as a through route for the entire length of road covered by the Order without taking access to any land or remises on the route, they had not contravened the Order. The reason for a driver stopping off at Sainsbury's for example had no bearing on it.

RESOLVED: that the clerk copy the letter from the Chief Constable to both Pamela Hall and Chris Matheson to seek their support with this matter

163. APPROVAL OF MINUTES OF MEETINGS

Cllr Haslock did not totally agree with the revised wording of the October 2016 minutes, but Cllr Whiteley hoped that his concerns would be addressed during further discussion of the item during Part 2 of the meeting.

RESOLVED: that the following sets of minutes be signed as correct records:

Parish Council meeting held on 17th October 2016, Parish Council meeting held on 20th February 2017, the VXCC and Finance sub-group meetings held on 27th February 2017, the Comms & Events and Planning sub-group meetings held on 2nd March 2017, and the Caldy Valley sub-group meeting held on 14th March 2017.

RESOLVED: that any recommendations from the sub-group meetings be approved.

164. MATTERS ARISING AND ACTION POINTS

164a	Comms 4	There was one suggested change to the newsletter which was due with the publisher the following day.
164b	Comms 5	Details of the Annual Assembly meeting were now available to be posted on parish noticeboards, on the website and in the next newsletter. Cllr Pannell was to be the key speaker at the meeting on 24 th April at the Caldy Valley Centre.
164c	Comms 6	Cllrs were urged to send their couple of sentences to accompany their photograph on the website. Cllr Bulmer agreed to bring along his camera to the next meeting.

165. RECRUITMENT OF MEMBERS TO SUB-GROUPS

Due to the current casual vacancy, there was an opportunity to recruit members to sub-groups until membership of all was reviewed in May of this year.

RESOLVED: that Cllr Cox be appointed to the Comms & Events sub-group and also that Cllr Cowley step up from 'reserve' to serve on the Planning sub-group.

166. PLAY AREA REVIEW

Cllr Evans reported that, unfortunately, Veolia had turned down the application from the parish council for a grant towards upgrading the play area at Queens Rd Community Park. There had been no specific reasons given.

On a more positive note, CW&C Highways had provided a quotation of around £800 to lay the hedge alongside the Vaughans Lane play area and adjacent footpath. If the parish council were able to advise they were able to fund this cost, then Highways would carry out a local

consultation. Work to the hedge would undoubtedly improve the visibility into and from the play area, and make the hedge much easier to maintain in the future.

The outcome of funding applications made to WREN for both Thackeray Drive and Vaughans Lane were not likely to be known until the end of May. There might be an opportunity to try again for any bids that were unsuccessful.

Cllr Evans wanted to ensure that any proposals for additional car parking spaces at Thackeray Drive would not prohibit any plans to relocate the existing swings or put in new ones, should the bid to WREN be successful.

RESOLVED: that

- The parish council fund the cost of the hedge laying if the outcome of the consultation was successful
- Any costs for additional car parking at Thackeray Drive should include the moving of the swings if necessary
- Cllr Evans be thanked for her continuing efforts
- An early application for funding from Members Budgets should be considered

167. FINANCIAL RISK ASSESSMENT ACTION PLAN

RESOLVED: that the reviewed Financial Risk Assessment Plan be approved.

168. TO CONSIDER JOINT COUNCILLOR SURGERIES

CW&C Cllr Pamela Hall reported that both she and Cllr Board held monthly surgeries in both wards of the parish on the first Saturday of each month. The opportunity for residents to meet them and discuss any local and national issues was at the Great Boughton library from 10-11am, and then from 11-12 noon at the Caldly Valley Centre.

It was hoped that members of the parish council as well as the PCSO and his Beat Manager could also attend.

RESOLVED that:

- Cllrs make an effort to join in the surgeries on the first Saturday of every month
- The clerk ask PCSO Denby if he was able to take part
- Other venues be explored for the summer months, including Old Laundry Corner

169. CONSIDERATION OF TRAFFIC ISSUES – A51/A55 and A41/A51 JUNCTIONS

Cllrs discussed traffic flows and issues at the A51/A55 and A41/A51 junctions.

They felt the poor flow and blocking of the junction of the A41/A51 traffic light junction, particularly at peak times, was due to an absence of yellow hatch marks which would stop motorists queuing and blocking on-coming traffic. Cllr Hall remembered correspondence she had received explaining why this was not possible and was asked to forward this onto the clerk.

Cllr Whiteley reported that both he and Cllr Huffer had attended a recent meeting called by Chris Matheson MP about the Hamburger roundabout. He understood that the A41/A51 junction was seen as a 'major issue' by Highways England and that action about it was being considered. With regard to the Hamburger roundabout, what was needed was a relief road to take hgv's off the A55 and onto the A41 elsewhere, so that they did not need to come via the roundabout.

Chris Matheson was to call a third meeting later in the year.

Cllr Whiteley reported that CW&C Council seemed keen on progressing the new access to the canal towpath close to Pearl Lane and were in communication with the Canal & River Trust, ward councillors and the householder adjacent to the canal bridge.

Cllrs agreed to keep the pressure on making the new access happen and Cllr Hall promised to try and progress this at the earliest opportunity.

170. REPORTS OF ANY MEETINGS ATTENDED BY COUNCILLORS AND THE CLERK

The following attendance at meetings was reported:

Clerk: 20/2 – mtg with VXCC CM; 20/2 - pc mtg; 27/2 – mtg with JB VXCC CM; 27/2 – VXCC s/g & Finance s/g mtgs; 2/3 – Planning & Comms & Events s/g mtgs, 3/3 - mtg with JB VXCC CM; 13/3 – mtg with Vice-Chair; 14/3 – mtg with Chair; 14/3 – Caldly Valley s/g mtg; 20/3 – mtg with JB VXCC CM; 20/3 – pc mtg

PB: 27/2 – VXCC and Finance s/g mtgs; 2/3 – Comms & Events s/g mtg

JE: 2/3 – Comms & Events s/g mtg

JG: 14/3 – Caldly Valley s/g mtg

IH: 14/3 – Caldly Valley s/g mtg; 18/3 – mtg re Whitchurch Rd A41 junction

TJ: 27/2 – VXCC s/g mtg

KM: 27/2 – VXCC s/g mtg

AP: 27/2 – Finance s/g mtg; 2/3 – Planning s/g mtg

KS: 27/2 – VXCC & Finance s/g mtgs; 2/3 – Planning s/g mtg; 2/3 – Comms & Events s/g mtg; 14/3 – Caldly Valley s/g mtg

MW: 27/2 – Finance s/g mtg; 2/3 – Planning s/g mtg; 14/3 – Caldly Valley s/g mtg; 18/3 – mtg re Whitchurch Rd A41 junction

171. ACCOUNTS

171a Balances:

Nat West Bank	16081.86
National Savings	50474.27
Josh's Project	11054.25
VXCC	36090.74

171b The following income had been received:

User groups/parties	VXCC income from lettings	3285.23
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171c The following accounts were due for payment:

Ash Waste	VXCC waste contract	76.98
Nirvana	VXCC cleaning contract	599.62
Nirvana	VXCC cleaning contract	11.02
Nirvana	VXCC cleaning contract	545.24
Little Village Group	Train Old Laundry Corner	1620.00
Huntington Handbook	Advert re Annual Assembly	39.00
Vicars Cross Voice	Advert re Annual Assembly	39.00
Vicars Cross URC	Letting 2 nd March	16.00
Countrywide	Bench and path Queens Rd	1505.76
HMRC	Tax & NI due Jan-March 2017	1627.37
NEST	Pension payment due for March 2017	69.93
Morrall Play	Play inspections	204.00
ICO	Renewal data protection	35.00
Bewcraft Signs	3 new noticeboards (Members Budget funded)	3690.00
Bewcraft Signs	Fitting charges earlier noticeboards (5)	480.00
CW&C Council	Relocation of parish boundary sign	139.59
Vicars Cross URC	Lettings 20 th , 22 nd and 30 th March	76.00

171d The following had been purchased with the debit card:

Sainsburys	VXCC hospitality	19.95
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171e The following had already been paid:

Jane Fortune	Gatelocking	42.00
Sarah Tyson	Gatelocking	126.00
Carol Clark	Salary & mileage	1481.35
Carol Clark	Gratuity	8569.00
Jodie Burling	VXCC Salary	960.10
Malcolm Bate	Litterpicking	62.80

171f The following transfer had been made:

From Josh Project	To pc main account – agreed annual support for gatelocking	1082.00
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172. PLANNING APPLICATIONS

172a The following Notifications of Application had been received:

17/00750 – 15 Tudor Way – two storey side extension and single storey rear extension

17/00662 – Hartwell Huntington – demolition of existing buildings and redevelopment of site as care home

17/00053 – 8 Norley Drive – single storey rear extension

17/00800 – Vicars Cross URC – single storey extension

172b The following applications had received approval:

16/05263 – 8 Round Hill Meadow – single storey rear and first floor extension

17/00120 – 65 Belgrave Rd – single storey side and rear extension

173. CORRESPONDENCE & EMAILS RECEIVED

Castleoak – invitation to public exhibition at Christleton Parish Hall on 1 st March ref new care home
Quote D Hewitt re signage VXCC £335
NALC – Clerks and Councils direct
CW&C Council – notice of temporary closure of Dee Banks
Invitation to comment on proposals to change speed limit in Guilden Sutton parish
Cllr Salt – reports of hgvs parking overnight in Robinsons Croft
Report of large hole on grass at Queens Rd Community Park
T Foulkes – complaint re trees having been cut down in Tushingam Close
Invitation for the parish council to join a Charter Branch to help promote the new Tree Charter
Quote for hedge laying Vaughans Lane
Veolia – application for Queens Rd play area refused
Chris Matheson – details of meeting 18 th March re roundabout
ChALC – E Bulletins
PCSO update
Cheshire Police – reply to letter re hgvs using Caldly Valley Road

174. ANY OTHER BUSINESS

174a	The clerk reported that if no ten electors of the parish had requested an election for the south ward casual vacancy by the closing date of 22 nd March, she would arrange for notices to be posted on boards and the website inviting co-options by the end of April.
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PART TWO

1	<p>Appointment of new Clerk and Responsible Finance Officer</p> <p>Cllr Bulmer reported that two applications had been received for the post of clerk and both were to be interviewed on 22nd March. The interview panel was to be Cllrs P Bulmer, P Cox and M Whiteley, and the current clerk.</p> <p>If no-one were considered suitable for the position, there was an option to purchase a clerking service for the main parish council meetings at £200 per occasion, however, minutes of sub-group meetings would need to be taken and written up by one of its members.</p>
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2	<p>Renewal of lease Caldly Valley Centre</p> <p>Cllr Whiteley led a discussion about the renewal of the lease between the parish council and the JMC, and expanded on the minutes of the sub/group meeting held on 14th March and its accompanying discussion document. He had been tasked with clarifying one or two legal matters with the parish council's solicitor after the sub-group meeting and shared Jolliffes' initial observations with councillors:</p> <ul style="list-style-type: none">• The 2007 lease was not registered with Land Registry – this should be rectified for any future renewal – not critical, but good practice• No plan of the leased area of land was available alongside the 2007 lease, again, to be rectified going forward• The 2007 lease referred to previous drafts, not updated for modern legislation, legal standards or relevant case law• Probable that the Landlords & Tenants Act had effect which may give the JMC statutory right to 'security of tenure', even though one year's notice had not been given• If the lease was not renewed before the expiry date, the current T&Cs would continue on a rolling periodic lease and continue until the JMC serves notice to terminate or renew the lease, or the parish council serves notice to renew• Revised T&Cs could be mutually agreed, but the 'security of tenure' (and the 2007 lease) entitles the JMC to lease renewal on the same terms as previously, with the exception of the rent, currently one peppercorn• The parish council are probably able to terminate the existing lease by giving 6 months' notice, but if so will need to serve notice under the L&T Act. The notice would need to specify the proposed end of lease date and deal with a number of specific points/criteria. This facility requires further clarification <p>The summary was that the Parish Council needed to initiate talks with the JMC about renewal with amended T&Cs which reflect the flexibility the parish council is seeking in respect of possible future land use. It is hoped that consensus would prevail, but if no consensus evolved, there may be mechanisms available to withdraw from the lease but they would not be straightforward given the JMC's probable statutory right to 'security of tenure'</p> <p>Cllr Haslock was concerned that a lease renewal under the same terms and conditions would leave the parish council little room to respond to alternative opportunities for the use of the land at the southern end of the site. He suggested the parish council needed a degree of flexibility, (for example, by re-designating the leased land zonally) so that if a future offer were made to buy part of the land, it may be possible to consider that, giving an opportunity for a potentially large sum of money to become available to develop both the Caldly Valley Community Centre and the VXCC, as well as other projects within both wards of the parish.</p> <p>He also expressed concern at the lack of progress within the JMC over the last couple of</p>

years to produce a management plan for the fabric of the building, and the need to build up a maintenance fund for the Caldy Valley Centre.

RESOLVED: that Cllr Whiteley raise these matters with Pauline Jackson, Chair of the JMC in advance of the next JMC meeting at the end of March, and report back to the April parish council meeting.

The next meeting is to be held on Monday 10th April 2017 at Bishops' High School, Vaughans Lane, Great Boughton, Chester, and commencing at 7.30pm.