

MINUTES OF HUNTINGTON PARISH COUNCIL MEETING

16th January 2012 6.30 p.m. at Huntington Village Hall

PRESENT

Chairman Cllr. M. Williams

Cllr. Jackie Creswick

Cllr. John Creswick (7.30)

Cllr. N. Dodd

Cllr. D. Ferguson

Cllr. M. Kemp

Cllr. R. Shelton

Cllr. C. Walker

None Councillors

Public – 20

Clerk – Mrs. A. Wright

APOLOGIES

Cllr. John Creswick – Meeting (will attend if possible).

Cllr. Anthony Wilcox – illness.

Non-Councillor - PC Sally Malone.

DECLARATION OF INTERESTS

Cllr. Martin Kemp declared a personal interest in item 14 planning in relation to planning application 11/05737/REM Former Saughton Camp as he lives at Crown Fields neighbouring the proposed development site.

Cllr. Roy Shelton declared a personal interest in item 14 planning in relation to planning application 11/05737/REM Former Saughton Camp as he lives at Crown Fields neighbouring the proposed development site.

MINUTES

12/192 RESOLVED – That a number of amendments be made to the November minutes and that they be signed at the February meeting of the council.

POLICE REPORT

The chairman invited PCSO Matthew Browell to give the police report at this point of the meeting so that he could continue his duties. He raised the following matters:-

- As the local PCSO he covers both the Huntington, Great Boughton and Upton areas.
- Between the 22nd November and 16th January there had been 13 occurrences reported to the police. These included one burglary where car keys had been stolen from a house and the car taken. Residents were reminded to make sure all doors and windows are locked when leaving the house even for very short periods. Residents were reminded not to leave running cars unattended when defrosting cars.
- The Police, Community Safety Wardens and CW&C Parking Enforcement have been actively patrolling the area and have spoken to members of the public about parking matters, 1 ticket had been issued plus 1 advisory notice.
- It was also reported that parking issues on Sandy Lane had been passed onto the police who cover that area.
- It was confirmed that the new cycle paths have shared priority between pedestrians and cyclists.
- A member of the public raised concerns about a poorly located arrow on the road on the Sainsbury's round about which is sending vehicles the wrong way into oncoming traffic. It was confirmed this is a highways not police matter and it was reported that there are a number of changes being made to the signage of the roundabout which was subject to a safety audit. (Dave Reeves CW&C Roads Safety Officer spoke to the resident about this matter outside the meeting.)
- PCSO Browell confirmed that he was still available to do security etching on bike frames and could be contacted on the following number to make an appointment to carryout this work.

NON EMERGENCY NUMBER - Chester Outer Police Mail Box
0845 458 6375

It was stressed that this number is for **non emergency matters** and is used for residents to leave a message for the police which the police will respond to as soon as they can.

- Residents raised concerns about dogs on the Jubilee Playing Field, it was reported when some dog owners have been asked to remove their dogs from the field they have been abusive. It was confirmed that dogs on the field would be a matter for the Community Safety Wardens or the Dog Warden however if people are abusive or threatening this would be a matter for the police.
- The question was asked what the procedure is for reporting minor road accidents, where no one is injured and insurance details are swapped without police involvement. Chris Burnham (Cheshire Police Road Safety) said if dates and times of incidents were recorded these could be forwarded to him, he also noted that for every 1 road accident resulting in an injury there are 7 which are damage only.

The Chairman thanked PCSO Browell for attending the meeting and giving his report.

The meeting agenda order was altered due to technical problems and for expediency.

COMMUNITY SPEED MANAGEMENT

Dave Reeves, CW&C Road Safety Officer explained community speed management making the following points:-

- The scheme is intended to provide the tools for communities to address excessive and inappropriate speeds.
- 'Road Safe' provides a stepped approach to responding to speed issues depending on the severity of the problem.
- The scheme is not just about speeding but about inappropriate parking and use of mobile phones while driving.
- The Speed Indicator Device (SID) had been used fifteen times over two weeks during November on sites on Caldly Valley Road and Chester Road. Driver engagement days had also been held in conjunction with Cheshire Fire Brigade. The radar gun is also scheduled to be used in the area by the Community Safety Wardens and members of the public can also be trained to use the guns.
- The use of the SID and the Radar guns is to educate drivers to change their behaviour and reduce their speed, and they need to be used several times to have an impact.
- It was reported that there was an opportunity to relocate the permanent interactive 30mph sign on Caldly Valley Road which had been removed during the recent foot path and road alterations. It was agreed the sign should be returned to its original location or as near as possible to it.
- Residents raised concerns about the speed on Chester Road both near the United Utilities Entrance and near the dip after Butterbache Farm House, it was noted that traffic between these points is slowed by on road parking.
- It was noted that the SID can be used more on Chester Road and that further sites can be introduced for its location if required depending on their safety.
- A request was made to introduce permanent interactive 30mph signs on Chester Road when the new 30mph limit is introduced, it was noted that would not be possible as speeds need to be monitored before and after the speed limit is introduced and that these signs would not be introduced until a problem has been identified.
- A member of the Community Speed Management volunteers who had help operate the SID on Caldly Valley Road reported the following statistics:-
 - SID was used for 17 hours and monitored 3733 vehicles of which 3285 were on Caldly Valley Road with 2278 driving within the speed limit. 27.43% of all vehicles were travelling

above the speed limit. It was noted that these surveys were only carried out for a short period of time and if carried out for a longer period would result in a higher percentage speeding.

- Continued use of the SID will not only help in changing driver behaviour but will build up evidence of the speeds vehicles are travelling for use by the police and CW&C Road safety team. It will also reduce drivers ability to say they did not know what the speed limit is.
- It was confirmed that Huntington is now considered part of the CW&C speed management scheme.
- Once the SID has been used again it will be possible to start to assess the impact it is having by seeing how much speeds have fallen, this will process will be boosted by use of the radar gun in the area as well.
- The question was asked who sets the speed at which the police take action for example the North Wales police act at a lower speed than in Cheshire. It was confirmed this is set by the Association of Chief Police Officers and was ultimately down to the Chief Constable of an area.
- It was agreed the clerk should contract Sainsbury's to ask permission to have a stand asking customers to sign a pledge to drive within the speed limit and that Great Boughton should also be asked to take part.

The chairman thanked Dave Reeves and Chris Burnham for attending the meeting and answering questions.

PUBLIC PARTICIPATION

A resident asked when the 30mph limit will be introduced on Chester Road, the clerk confirmed that she had been unable to get an exact date but that the contractor has the work on his schedule.

Residents asked for an update on the tractors visiting the United Utilities site, the clerk reported the following information had been supplied by United Utilities:-

“The tractors are associated with our on-going operations at the works. A by-product of the water treatment process is a sludge cake which we take away for use as a soil conditioner. There is no possibility of this requirement changing in future so the tractor movements will continue. However we want to be a good neighbour so we will ensure our contractors are aware of the potential negative impact on the surroundings and safety issues.

The other increase in traffic I mentioned to you is of a temporary nature. We have a significant amount of construction work taking place over the next few years which will result in more vehicle movements. I have asked our Project Manager to ensure all of our construction partners, contractors and suppliers are also considerate when coming to and from site.”

CHRISTMAS & VILLAGE HALL

The clerk reported she had a meeting arranged with David Atkinson, CW&C Events Coordinator to discuss improvements to the Christmas lights event and any safety issues arising from the large number of people attending. It was noted that the attendance to the lights switch on had far exceeded the council's expectations with an estimated 800 to 1000 people attending. It was reported the Village Hall committee are now receiving advice from the fire service about capacity.

11/193 RESOLVED – That the council books the reindeers and brass band for the Christmas lights event for this Christmas to be held on Saturday 1st December 2012 (TBC).

It was noted that letters of thanks had been sent to both United Utilities and GCA who sponsored the event.

It was agreed that the Parish Council would not organise any jubilee celebrations but would support those organised by the Village Hall Committee.

ACCOUNTS

11/194 RESOLVED – That the accounts and payments were accepted as on page 49 of the cash book.

PAYMENTS

11/195 RESOLVED - That the council reimburse the clerk for costs relating to the Christmas event including the Father Christmas costume hire £47.18

11/169 RESOLVE - That the council reimburse Cllr. Jackie Creswick travel costs for a meeting attended in Chester.

BOVIS HOMES

Barry Herrod, Bovis Regional Planning Manager gave a presentation relating to the development of the former Saighton Camp (Phase 1) where outline permission has already be received. The following points were raised:-

- Reserved matters application 11/05737/REM is a joint application between Bovis and Redrow,
- Outline permission was granted in June 2012 for up to 375 dwellings and 5000sqm employment development, the employment land has been retained by the vendor and is therefore not owned by Bovis or Redrow.
- A financial contribution has been made in lieu of the provision of a new primary school and the land for the school is safeguarded for the future on the site.
- Access to the site was approved in the outline permission and is therefore decided and fixed.
- There are two points of access onto the site, one into the employment area and one into the residential area.
- The application includes 346 new homes split 227 Bovis and 119 Redrow and includes a range of detached, terrace and affordable homes reflecting the features of Saighton.
- 20% of the homes are affordable of which 15% are homes for life, 10% of energy will be for renewable or low carbon sources.
- Over £400,000 has been invested by GMV8 (CEG) in the local bus services.
- The site is developed around a spine road through the centre of the residential development which will have a bus terminus at the end where buses can turn around.
- There is an L shaped retail unit at the Sandy Lane entrance.
- The site will have higher density housing near the new road with density reducing as the new dwellings near the open countryside.
- The site is divided into a number of areas which will have different characters including:-
 - Urban Fringe – red brick with simple architectural features.
 - Village Street Area – 2 storey, traditional grey slate effect.
 - Village Green Area – around central green open spaces.
 - Rural Edge
- 500sqm of retail units have to be provided before 100 of the dwellings are occupied.
- Play and landscaping will also be included with swales and central open space plus 6 or 7 small areas for localised play.
- There will be a circular walking route around the site.
- It is hoped a planning decision will be received in April, it was noted during this process there is likely to be revisions to the proposal.

The following matters were raised during questioning and comment:-

- It was felt the locating of the retail units at the entrance to the site would result in congestion. Mr. Herrod noted that Bovis had concerns about the location of these units but planners had encouraged this location as a landmark feature.
- It was noted that there is a lack of housing for the elderly including bungalows. It was noted that Bovis rarely include bungalows in their developments unless the planning authority requests them as they are land hungry.

- A question was raised regarding the number of trees which will be planted. Mr Herrod reported that he would find out and let the clerk know, he stated the site does include extensive landscaping and green space.
- No area was designated specifically as dog exercise areas but there would be areas of open space plus the circular walking route around the development.
- More details were requested on the bus contribution. It was noted that CEG have made this payment as a result of negotiations and will most likely be used to enhance the existing service by altering the bus route to go through the site.
- The lack of elderly accommodation is a large concern as there are a number of people in Huntington who would like to downsize as families have grown up and moved out but want to stay in Huntington.
- Deep concerns were raised regarding the loss of green space at the entrance of the site which would maintain a rural feel to the site.
- A request was made for a war memorial on the site reflecting the sites history.
- The lack of provision for the elderly was repeated. Mr Herrod reported that Bovis have in the past included sheltered accommodation but does not build these anymore due to the lack of profit in these developments. Specialist developers tend to supply these including McCarthy and Stone. It was note the development does include some 2 bedroom apartments and that the development does included a large mix of property sizes and styles.
- A question was asked whether the site would include paths linking different streets and areas outside the development including the Rake and Pikel as exists in the Caldly Valley area which helps to create a well integrated community rather than a gated community. Mr. Herrod noted that Bovis can only develop land it owns.
- It was noted local residents have suffered a lot of upheaval as a result of this development and what will be done to keep disruption to a minimum during the development of the site. It is hoped that the building will start in the second half of this year; remediation work is already taking place on site and will hopefully reduce disruption in the future. Although it was noted there will inevitably be disruption with the building of over 300 houses by 2 developers with a large number of materials being brought onto site.
- The spinal road will be built first then the houses along this road moving out to the edges of the site depending on demand. Bovis is hoping to sell 30 to 40 units a year.
- Concerns were raised regarding the capacity of the roads and junctions including on Sandy Lane and Aldford Road. Mr. Herrod noted that the access and the traffic assessment had been carried out by CEG and Bovis had brought the site having reviewed these findings and believed them to be acceptable.
- A question was raised regarding how the site of special scientific interest would be preserved and protected. It was confirmed the scheme has been evaluated in depth by the CW&C and Bovis' own ecologists and that this monitoring was on-going.
- Concerns were raised regarding the capacity of the drains in the area which comprise of nine inch salt glazed sewerage drains. It was noted that Welsh Water had strongly objected to the development on these grounds and that existing roads including Meadow Lane has suffered flooding due to the lack of capacity in the sewerage system. Who would take responsibility of the drains and flooding in the future? Mr. Herrod confirmed that technical experts would look into this matter which would be subject to planning conditions.
- Concerns were again raised regarding the road junctions capacity which would be exasperated by the location of the retail unit.
- A resident noted that there was a disconnect between what CW&C's and the developers views were of road capacity particularly of Caldly Valley Road and the view of residents.
- The question was asked whether there would be further changes to the roads. Mr. Herrod said there would be no changes as the roads had been planned and altered as part of the outline

permission. Therefore if problems did develop in the future these would be the responsibility of CW&C, and that planning law would protect Bovis who accept the findings of the traffic assessments.

- It was noted that Bovis are hoping to sell approximately 30 homes per year and the Redrow probably have a similar target although that would be determined by Redrow itself.
- It was noted that the green space at the entrance to the Crown Fields estate means the houses can not be seen from the road helping protect the rural nature of the area and that that should be reflected in the new development.
- It was noted that residents can contact Bovis or the Parish Council with their concerns but that it was important that they make their views known to CW& C planning department who will decide the application. It was noted the observations of the Parish Council do not have any more weight than those of an individual.
- A resident noted that there were bungalows in Aldford which could be reflected in the design of the development.
- Residents called for Bovis to be proactive in resolving the congestion and drainage issues.
- Mr. Herrod was asked as a planner if he felt the traffic assessments were correct, he replied that he was happy with the assessments which had been produced by experts.
- Concerns were raised about the way the application had been approved on appeal without the need for the A55 slip road.
- Residents stated they would not recommend people move into the development due to the traffic congestion which is likely to exist.
- Swales will be designed to have the capacity to take water from heavy downpours and are surrounded by green spaces rather than houses should they become flooded.
- Mr. Herrod confirmed that there was no further consultation planned.
- It was agreed the presentation would be included on the Parish Council's website.

The Chairman thanked Mr. Herrod for giving the presentation and answering questions.

JUBILEE FIELD

The Chairman confirmed the Parish Council had received the full £50,000 grant for the improvements to the Jubilee Field Playing Field.

Residents raised the following matters in relation to this item:-

- Concerns were raised regarding the failure of the dog ban to be enforced with a large number of people walking and exercising dogs on the playing field including one person who arrives with six dogs on leads. The problem was reduced by the presence of the football team. Dogs are walked early in the mornings around 7.45am and around dusk. It was noted this issue has been raised a number of times at meetings and that it was something the council will continue to try to resolve and that better signage should be included in the improvements.
- A resident noted that the new plan looked great and makes good use of the space and is doing something positive.
- It was noted that the drainage and the ditches on the field need improving/clearing.
- A resident noted that men had been seen on the field carrying out surveys, it was confirmed that they were carryout topographical surveys as part of the tending process.
- It was noted that a meeting had been promised between residents and the landscape architect and that the meeting had not taken place.
- Concerns were raised about changes to the design which includes teenage facilities near the play area and that the meeting with the landscape architect should take place before the working group meets.
- A resident suggested that the Jubilee field should be called the Jubilee Recreation Park.
- The question was asked how much input the council had in the design of the field.

- The council was asked what would be in place for residents to complain about anti-social behaviour or to enforce proper behaviour of the field. How would passive policing of the site take place due to the location of the field which is overlooked by very few houses? One suggestion was the introduction of CCTV cameras.
- A resident reported walking to the field when they had heard a disturbance and had received rude gestures from the young people on the field for just looking what they were doing.
- Concerns were voiced that the field was left for the benefit of the people of Huntington and that it was not up to the Parish Council to decide how it should be improved. It was noted that the Parish Council bought the field through a compulsory purchase order. It was asked if there were any covenants in the development of the field.
- A resident voiced concerns at the loss of the view over the field that was not necessary due to play areas included in the new Saughton Camp development.
- A resident reported that the Jubilee Field had been purchased following a vote at the Parish Assembly and that a Parish Assembly should be held to approve the plans.
- It was agreed a site profile of the field would be very helpful.
- It was noted that the playing field would serve 'Old Huntington' as well as the new development and would provide more for older children which is not included in the Saughton Camp development.
- It was noted that the Jubilee Field is a fantastic field with great views.
- It had been suggested that a working group be developed to manage the improvements to the playing field and look in more detail at the plans etc.
- It was noted that the field has been a playing field since the 1970's before many of the Meadow lane houses had been built and that the Parish Council was just looking to improve these existing facilities.
- It was noted that John Crawford had worked since the second world war to obtain a playing field for Huntington.
- It was noted that some kind of community supervision was needed of the field. It was also hoped that the provision of a locked gate at the scout hut would discourage dog walking on the field in addition to better dog ban signage.
- It was noted that changes will take place as quotes are received.
- Councillors noted the need to respect the opinions of people neighbouring the site while moving forward.
- It was noted that more detail was needed on how the size of the car park had been agreed.
- It was noted that the car park area would have to be locked over night.

11/170 RESOLVED - That the council continues the dialogue process while seeking tenders and that a working group is established to manage the process including several parish councillors plus two residents, one from the Meadow Lane area and one from a different part of Huntington.

It was agreed the following councillors would make up the working group, Nick Dodd, David Ferguson, Martin Kemp and Roy Shelton.

11/171 RESOLVED - That the council agrees the following payments:-

- £500 Wren fees
- £750 CDM coordinator
- £350 Topographical survey

CHESTER ROAD VERGES

The clerk reported that she had spoken to highways who had provisionally agreed advertise an order to prohibit parking on the pavements and verges along Chester Road and to pay for its implementation if the Parish Council was in agreement and officially wrote requesting this action stating where the restriction should be.

The clerk displayed images of the two possible restrictions which could be used. The first would include black on yellow signs at regular intervals on the verges which would face into the road. The second has been used on the A41 by Rowton Bridge and includes signs on a white background facing oncoming traffic creating more of a zone. It was noted at this point no decision had to be made regarding which scheme would be preferred although Councillors expressed support for the first scheme.

11/172 RESOLVED - That the council write to CW&C highways and formally request an order be advertised prohibiting parking on the footways and verges on Chester Road between Sandy Lane (Rake & Pikel) and Keristal Avenue.

EARMARKING & PRECEPT FOR 2012-2013 FINANCIAL YEAR

11/173 RESOLVED - That the council raise a precept of £13,600 for the financial year 2012-2013.

CORRESPONDENCE FROM CW&C

- I. Councillors Martin Kemp and Roy Shelton agreed to attend the CW&C Local Council Assembly on the 1st March.
- II. It was agreed Councillors Nick Dodd, David Ferguson and Mark Williams would respond to the Community Governance Review.
- III. It was agreed the council would respond to the consultation on the elimination of double taxation by stating the council fundamentally agreed to the principle.

PLANNING

The council noted the contents of pages 33 and 34 of the planning register.

It was agreed the clerk would compile comments made during the Bovis Homes presentation to form observations for application 11/05737/REM and that these would be circulated to councillors for approval.

WORK PROGRAMME

The council noted the work programme.

Cllr. Jackie Creswick circulated a paper (pages 171 and 172 of the Minutes Book) highlighting reasons in favour and against working with Great Boughton Parish Council to produce a neighbourhood plans and raised concerns that the Parish Council should be considering working with other more rural neighbouring councils e.g. Saughton and Alford.

Concerns were voiced that Great Boughton would swamp Huntington in a referendum.

It was agreed that the clerk should contact neighbouring parishes of Aldford, Saughton, Christleton and Waverton asking whether they will be producing a neighbourhood plan and whether they have considered working with other parishes. It was also agreed that the council should go ahead with the joint working group meeting with representatives of Great Boughton Parish Council to consider the terms of reference for the neighbourhood plan.

The meeting closed at 10.30pm

**The NEXT meeting of the Parish Council is on Monday 20th Febuary 2012
at Huntington Village Hall from 7.30pm.**

Signed

Dated

Ann Wright 21st January 2012