

# High Legh Parish Council

## MINUTES OF A MEETING OF THE PARISH COUNCIL HELD ON MONDAY 6 MARCH 2017 AT HIGH LEGH VILLAGE HALL

Present: G Coenen (Chairman)  
B Adams  
W Hind  
T Harrison  
Jenny Morton  
Julie Morton  
J Sykes  
J Tuck  
R Wright

In attendance: Mrs D Walker (Clerk), Mr Burrows, and 3 parishioners

Apologies: Cllr Cooper, Lord Grey and Cllr Hunter

### 1. Minutes

RESOLVED – that the Chairman sign the minutes of the meeting held on 9 January as a true record.

### 2. Declarations of Interest – Cllr Coenen for HLCA and Cllr Wright for the Village Hall Management.

**Safety Central** Mark Shone, Centre Manager, Safety Central, gave a presentation on the new facility at Lymm. It will be an interactive life skills education centre with learning zones and activities to educate visitors about staying safe and keeping healthy. The first visits are in September and they are looking for volunteers to act as rangers to guide people around. The Fire Station has a separate entrance and will have a whole time watch with one fire engine and an aerial appliance.

**A556** Mr Burrows reported that the new road had opened that morning but there had been problems at J19 which caused standing traffic on the new road. Acton Bridge is being repaired and traffic is being directed to J19. The traffic lights at Bowdon are being replaced and will be working on demand. Mr Burrows said that, following the request of the PC, he had agreed with CE Highways that some “local traffic only” signs will be put on West Lane. Cllr Coenen said that the Chapel Lane bridge is very narrow and that white lines in the middle of the road would make a big difference. Mr Burrows agreed to review this.

The Clerk had received an invitation to the Opening Ceremony on 24 March. As only one person could go, the Chairman will attend.

Community projects - Mr Burrows has a meeting with the school shortly.

### 3. Business from parishioners

Mr Atherton of Brook Farm had a roadside building which was about 200 years old on Swineyard Lane. With all the wagons going past during the Warrington BC roadworks the building had slipped. He was advised by a structural engineer to take it down. When half of it was taken down the other half fell down. He is now rebuilding. Cllr Coenen said that the PC were aware and greatly sympathise with the position of Mr Atherton. The PC objected to the diversion and continue to seek stronger enforcement on the weight limits of that road. They would work with partners to try to ensure enforcement. The “Unsuitable for HGVs” needs enforcing.

### 4. Process for Meeting Debates

The Chairman said that she will invite each councillor in turn to ask questions or express comments and views, which will give everyone the opportunity to make a comment. If a decision is needed that will be done by vote. Please let the Chairman have any comments on this process.

### 5. Planning Committee Report was circulated and discussed.

17/0207M	Land adjacent to 1 West Lane	Outline Planning for new house, garden and associated access.
17/0444M	Vinesgrove, Fanners Lane	Prior approval of single storey ext. to side & rear
17/0664D	1 Rensherds Place (2 new bungalows on garage site)	Discharge of conditions on 14/2101M
17/0845M	6 Holgrave Close	Prior approval for the replacement of existing Conservatory

Mr Vaughan sent his apologies but commented as follows:

17/1074M High Legh Park Golf Club New tees adjacent to driving range  
Retrospective planning consent for the base of the golf tees on the driving range. These are similar to standard golf tees but have artificial grass rather than real grass on the surface. We were previously advised that golf tees on a golf course are permitted development. Apparently, this is not so in this instance and therefore this application has been lodged to regularise the matter.

17/1075M High Legh Park Golf Club Certificate of Lawful Existing Use  
This has been applied for to certify that the canopy erected does not need planning consent due to its temporary structure nature. This will, if approved confirm conclusively that the structure does not require planning consent to avoid any doubt.

HLPC oppose these applications as there are outstanding conditions regarding lighting on previous applications which haven't been met.

It was agreed that the Clerk will invite a CE Planner to a meeting to discuss the role of the parish council in planning applications.

## 6. HS2

Cllr Hind said that he failed to see the commercial benefits compared to the economic or environmental costs.

Mrs Classick explained that the line would now be in a deeper cutting next to her Grade 2 house.

HLPC think the Millington - Golborne section of HS2b should be delayed until a fully cohesive and wider analysis and plan of the rail connections in the North West are worked through, to include Warrington, Liverpool, Preston, Manchester and Leeds.

The new, wider and deeper cutting on Agden Brow will be a complete eyesore for miles around and completely destroy large parts of this rural agricultural area. The Parish Council will request that a tunnel is considered restoring large swathes of land to agricultural use. This would minimise noise, vibration and the visual impact on Agden Hall and all the houses adjacent to Agden Hall Farm together with all the other High Legh affected residents. It would save the Grade 2 listed Ovenback Cottage, the original bakery for High Legh, a local landmark preserved since 1664. The trains would have already slowed in order to take the curve where the line splits so speed would not be affected by the tunnel. Cllr Hind to submit HLPC's response to the consultation. Clerk to send out an email to PC subscribers. (Post meeting note: completed)

## 7. Neighbourhood Plan

Cllr Adams reported that an invitation to tender had been sent to four masterplanners. The brief was for them to develop a number of scenarios to put to the community. Land Studio have been chosen and will meet with the Steering Group on 20 March. There will be two stages of work which will incorporate two public engagement sessions. It was agreed that the PC would pay for the first phase and then Cllr Adams will apply for a grant for the remainder. Cllr Adams asked as many councillors as possible to attend.

It was agreed to send a letter similar to the one from Audlem PC. Cllr Hind to amend.

## 8. Finance

Cllr Coenen reported that a Finance Meeting had been held on 1 March which reviewed the probable year end position. Reserves are expected to be in the £12,000 level putting us in a

good position going into our new year. The year-end accounts will be drawn up by the Internal Auditor and presented to the AGM.

At the last meeting, we considered helping the school towards the cost of taking down some trees. The cost is £1900 which is much less than anticipated. Chalc have confirmed that the PC could contribute to the costs but the Finance Committee had not been able to confirm this. Therefore, Cllr Coenen was unable to put a motion to the PC at this stage.

HLCA had requested help towards the cost of a small projector (£500) purchased for the Village Hall. Motion: Should the PC contribute 50% of the cost? All agreed

### Accounts for Payment

RESOLVED that the following be authorised for payment:

Car Park Lease	£283.20	
HLVH Room hire - January	£32.50	
D Walker (salary & expenses)	£915.03	
HLVH Room hire - February	£40.00	All agreed

## 9. Matters arising from the minutes and reports from councillors

- i) United Utilities – Balfour Beatty finished the gas pipe work on the Pheasant Walk estate on Saturday, 4 March. They have offered to meet with the PC to look at the corner of North Drive/Pheasant Walk. Cllrs Adams and Morton and the Clerk will meet them.  
The electricity was off on Thursday, 23 February due to Storm Doris for about 4 hours.  
The A50 was closed overnight due to a dangerous tree.  
Wrenshot Lane was closed due to a tree across the road near the Halfway House.  
Tree on the Woodland Walk had split and needed taking down.
- ii) Village Maintenance – CE will cut back the verge on West Lane between Peacock Lane and the motorway bridge in the new financial year. They were asked to do it before the 10K Race but they have to get permissions which take time. The stretch between Peacock Lane and Wrenshot Lane was done last year.  
Mag Lane motorway fence – Highways Engineer has put the replacement timber fence in his file to see if it can be replaced in the new financial year.  
Clerk has been trying to get ANSA to clean the play area equipment and to resurface the path from Somerville Close to the Play Area.  
A new light is required between Somerville Close and the Play Area following the installation of the LED lights which makes the footpath darker.  
Cllr Jenny Morton previously raised the issue of a footpath on the right of Halliwells Brow which has disappeared. Clerk wrote to Highways but they couldn't recall a footpath there. UU replaced the main there in 1995/6 and if there had been one it would have been reinstated like for like. Lord Grey is trying to find an old map to prove a footpath existed.  
Clerk to report potholes on Broadoak Lane.  
Cllr Adams said that the PC should write to CE Highways asking them to reinstate Ditchfield Lane, Rowley Lane and Wrenshot Lane following Storm Doris and all the extra traffic using these lanes when the A50 was closed.  
Cllr Wright reported an accident on the bend at Red Bank bridge on the A50. It was at the time of day when there is regular queuing, early evening. He suspected it was caused by a car taking the bend at speed only to find a lot of queuing traffic on the other side. The queuing traffic is becoming more frequent. Clerk to inform WBC about the queuing problem and ask that a high viz warning sign of queuing traffic is erected prior to the bend travelling westwards.  
Cllr Wright had asked for the Weight Restriction sign at the A50/Swineyard Lane junction to be straightened up and also reported deep potholes on Heath Lane following the work by WBC.
- iii) School Governor's Report – The Government is consulting on proposals for changes to school funding that will result in a £9.3m reduction to funding for education across Cheshire East with 131 out of 146 schools seeing a reduction in funding. All schools in CE are currently working together, with the full support of the LA, to challenge these proposals. Based on the current proposals High Legh School will have a reduction of £65,861 which equates to 11% of their budget. Cllr Tuck will respond to the consultation.

- iv) VHMC – Further progress has been made in the kitchen with the fitting of the glass splash-backs. Not only do they look good but it also makes cleaning so much easier and the worktop area more hygienic. All regular Hall users have now signed the standard agreement forms and have been issued with terms and conditions of hire.  
We are planning to carry out the fixed wiring testing (which should be done every 5 years) over the weekend 11/12 March. The cost is £150 for the test and report certificate. There are certain areas such as the main and side halls and the kitchen that should be safe. However, there may be remedial work elsewhere in the building and we will advise the PC (as landlords) of the cost of this work.  
We have contracted the painting of the outside to a local painter and decorator. Work will start this year but may not be concluded until next year.  
A small portable projector has been purchased for the use of all Village Hall user groups.
- v) West Lane – CE Highways meeting is on 15 March. A new CE Speed Management paper had been circulated.  
We are aware that there is a petition to reduce the speed limit on West Lane and we have had the author of that petition attend Council meetings together with numerous correspondence. While the PC endorse the need for better traffic safety it is the belief that this needs to be done in a measured and justified manner with sufficient evidence to support any changes. The PC are striving to have the speed limit changed to 40 mph north of Copper Beeches (which should have been done already). The Council note that the bigger problem as shown by evidence from the SID is that there are large numbers of drivers who do not obey the current limits and therefore seek to have stronger ways to enforce the limits. Once the A556 is fully functional we have also requested that a traffic survey be conducted on volume, speed and type of traffic along West Lane but accept that this is inappropriate while works are still underway.  
Cllr Coenen asked Councillors to consider forming a Traffic Enforcement sub-committee to review this, work with partners, and try to reduce the traffic through the village and enforce the speed limits. Cllr Sykes agreed to Chair this sub-committee and members will be Cllrs Adams, Harrison and Hind.

## 10. New Business

- i) New LED street lights – one complaint had been received. Cllr Coenen had contacted CE and they say the lights are dimmed at 8pm and 11pm by 25% at each time point and they are more cost effective. Other people spoken to are pleased with them. Cllr Coenen will write to the parishioner.
- ii) Local Plan consultation – noted.
- iii) Manchester Airport – Clerk attended a Clerk's Meeting re airport developments and communications with parish councils, including a visit to the old Control Room. Cllr Adams will be attending a meeting shortly.
- iv) 10K Race – The Chairman formally congratulated HLCA, HL10K race committee and Lymm Runners for an excellent 10th Anniversary 10k race. Despite the weather runners, spectators, marshals and helpers all turned out and a new record was set for the course.

## 11. Date of next meeting: Monday, 3 April at 7.30 p.m.

Meeting closed at 10.15 p.m.