

**MINUTES OF THE MEETING  
OF BULKELEY AND RIDLEY PARISH COUNCIL  
HELD ON TUESDAY 18<sup>TH</sup> SEPTEMBER 2018**

**Present:** - Councillors Idina Hastings, Linda Gaden, David Edwards, James Weddell, Mike Hassall, Peter Groves, Jonathan Knight.

CEC Cllr Stan Davies. Mrs Ruth Shackleton (Clerk).

1. **APOLOGIES**

Councillors Mike Dixon, Sue Dixon, Andrew Mitchell.

2. **DECLARATION OF INTERESTS**

Councillors were invited to declare pecuniary or non-pecuniary interests arising from matters on the agenda.

None were declared.

3. **APPROVAL OF THE MINUTES**

**Resolved:-** That the Council approve the minutes of the Parish Council meeting held on 15<sup>th</sup> May 2018. Proposed by Cllr Hassall and seconded by Cllr Knight.

4. **MATTERS ARISING FROM THE MINUTES**

Repeater Signs:- a request has been forwarded to CEC to clean the repeater signs in Bulkeley. The request has not been completed. The Clerk is to follow up the matter again with CEC.

5. **OPEN FORUM**

No members of the public were present.

6. **GDPR**

**Resolved:-** That the Council adopt the paperwork previously circulated to confirm with GDPR legislation. Proposed by Cllr Hastings and seconded by Cllr Knight.

7. **POLICING**

7.1 Report from the Police Cluster Meeting:-

Cllr Hastings attended the police cluster meeting on 24<sup>th</sup> July 2018.

Only crime figures were presented because Cheshire Constabulary have invested in a new computer system which is not currently working correctly.

In total there were 61 'crimes' reported in our cluster between 30<sup>th</sup> April and 1<sup>st</sup> June. 8 burglaries, which includes one in Bulkeley, 7 Criminal damage, 1 drugs, 1 other offence, 16 public order, 2 sexual, 5 theft/stolen goods, 1 vehicle and 20 violence against the person, including one domestic on the Bickerton/Bulkeley border.

The figures might seem high but now the police have to record everything as a 'crime' even if someone only rings up and says there are a group of youths hanging about in Nantwich. They might not be causing any problems, but because someone was alarmed enough to ring the police, it is a crime and therefore the 'crime' figures are up 32%.

There was a presentation about diversity and inclusion by a representative from Cheshire East. She said there are 102 languages spoken in Cheshire.

Cllr Hastings informed the meeting about Mike Dixon's campaign to have a speed limit through Ridley and about the formulaic response by Highways. Ian Bennett has spoken to Mike and emailed him to say the police cannot get involved in any decisions about highways issues but would be happy to come out with their new True Cam speed guns to enforce any speed limit.

7.2 Burglaries at Bulkeley and Ridley:-

Cllr Hastings has been advised that the burglars responsible for targeting the property in Ridley have been caught.

7.3 Neighbourhood Watch:-

The Council agreed to ask Cllr M Dixon about setting up a Neighbourhood Watch scheme in Ridley.

The Clerk is to contact the police in Cheshire East and Cheshire West to request regular police bulletins which are to be shared with the local community.

8. **FINANCIAL REPORT**

8.1 To accept and approve the following payments:-

The Council approved the following payments:-

Chq No	Date	Reason	Amount
224	18/09/18	Running Costs	£ 112.69
225	18/09/18	Bickerton Village Hall (Room Hire)	£ 37.50
226	18/09/18	Cheshire Community Action	£ 20.00
227	18/09/18	PKF Littlejohn LLP	£ 240.00
228	18/09/18	Kevin Jones (village maintenance)	£120.00
229	18/09/18	Moonfruit Website costs	£ 14.39
DD	Sep 18	Information Commissioners Office	£ 40.00

The Clerk was paid by Standing Order.

Balance at bank as at 01/09/18:- £4,990.93

**Resolved:-** The above payments were proposed by Cllr Groves and seconded by Cllr Hassall.

8.2 Receipts:-

Precept received:- £2,003.50

HMRC Refund:- £113.32

8.3 Annual Audit:-

The external auditor, PKF Littlejohn LLP, has completed their review of the Annual Governance and Accountability Return (AGAR) for the year ended 31 March 2018.

The External Auditor Report states:- "On the basis of our review of Sections 1 and 2 of the AGAR in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practice and no matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met."

The Notice of Conclusion of Audit is to be published on the Council's website and noticeboard.

8.4 Budget to Date:-

The figures were circulated to councillors.

9. **PLANNING UPDATE**

9.1 See the Planning Applications register attached for details of all applications received

9.2 18/4211N - Development of the currently vacant site on Mill Lane, Bulkeley. The new proposed scheme is for 18 dwellings comprising a mix of 2,3 and 4 bedroom detached and semi-detached blocks at Land Off, MILL LANE, BULKELEY

The Council does not support the application in its current format based on the following reasons:-

- Density:- the original outline planning was given consent for a total of 13 dwellings. The current application has increased the number of dwellings to 18 which is more than the appeal allowed for which would result in increasing the urbanised effect of the proposed development which is located in an area of outstanding beauty – development not in keeping with the surroundings. The present proposed mix of dwellings is 5 for rent and 13 market value. If the developers were to agree to 2 shared ownership that will mean 6 market value and 7 'affordable'.
- Design:- the design of the dwellings is not in keeping with the CEC design statement as they are of a standard design more suited to urban areas. The design does not bring any value or merit to the village whereas the design in the original outline planning was more in keeping with other properties in the area.  
Policy SE4 of the CEC Local Plan Strategy identifies that in Local Designation Areas CEC will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character, appearance and setting. It is clear that the proposed development will result in harm and is contrary to Policy SE4.
- Type of Dwelling:- the mixture of five affordable properties and thirteen properties that are to be sold on the open market does not fulfil the local need to provide more affordable housing for local people.
- Sewers:- concerns raised regarding capacity, as the existing sewers are unable to cope with the current levels. An additional eighteen dwellings will only make matters worse. It is hoped that the developers will liaise with the water board and improve the current sewage system should the application be approved.
- Local Infrastructure:- there is a lack of local services in the village. There are only three buses a week to Nantwich. Both the local primary school in Bickerton and local secondary school in Malpas are full to capacity at present. There are no shops or public house in the village which means that people living at the proposed site would have to have at least one if not two cars.  
The development is not locationally sustainable, and is therefore contrary to Policy SD2 of the Cheshire East Local Plan Strategy
- Highways:- concerns raised regarding limited visibility at the junction of Mill Lane onto the A534.
- Location:- It should be noted that the proposed site is located in an area of outstanding beauty and within the boundary of the Beeston, Peckforton, Burwardsley and Bickerton Hills Area of Special County Value (ASCV).
- Financial matters:- concerns raised that the money raised through the sale of the open market housing will be used by the developer to build sites at other locations therefore not bringing any benefit to the village.

Should CEC be minded to approve the planning application the Council wish for the following to be taken into consideration:-

1. Request improvement in standard of design as a long way from original planning application.
2. Request that the developers do something to benefit the village, for example, provide more play equipment at the play area on Mill Lane.
3. Request an increase in the number of affordable dwellings at the site.

- 9.3 Ridley House Farm:-  
The decision for the planning application has been referred to the planning committee.
10. **HIGHWAYS**  
Accidents on the A49/A534 at Ridley:- the Council agreed to contact Cllr Davies to arrange a meeting with Highways to discuss the options available at the junction.  
The Council are also to request that the 40 mph signs on the A534 are replaced with larger signage.
11. **VILLAGE MAINTENANCE**  
The Council agreed to ask P Moulton to cut the hedges in the village.  
The overgrown hedge at 1 Mill Lane is to be reported to CEC.
12. **RIDLEY NOTICEBOARD**  
There has been damage to the noticeboard. The Council are to look into costs to either repair or replace the noticeboard.
13. **PLAYING FIELD**  
Cllr Hastings updated the meeting regarding the mowing of the playing field and the damage to the goalposts. The Council are to look at the costs to replace the goalposts.
14. **WW1 CENTENARY**  
**Resolved:-** The Council agreed to donate a sum of £250.00 to Bickerton Church towards a new Bible in lieu of a donation towards WW1 remembrance lunch above payments were proposed by Cllr Hastings and seconded by Cllr Groves.
15. **BICKERTON VILLAGE HALL**  
Cllr Hastings updated the meeting regarding the finances of BVH and forthcoming events.
16. **TOWN AND PARISH COUNCIL CONFERENCE**  
Cllr M Dixon has agreed to attend the conference.
17. **MEETING DATES**  
The Council agreed to hold meetings in 2019 on the following dates: -  
Tuesday 12<sup>th</sup> February  
Tuesday 14<sup>th</sup> May  
Tuesday 10<sup>th</sup> September  
Tuesday 12<sup>th</sup> November
18. **CLERKS REPORT**  
Nothing further to report.
19. **CORRESPONDENCE**  
The list of correspondence received has been distributed to councillors.
20. **NEXT MEETING OF THE PARISH COUNCIL**  
The date of next meeting is Tuesday 20<sup>th</sup> November 2018.

Website:- [www.bulkeleyandridley.pc.org.uk](http://www.bulkeleyandridley.pc.org.uk)