Minutes of the Meeting of Littleton Parish Council held at Chester Rugby Football Club on Monday 17 October 2022

PRESENT: Parish Councillor Caroline Marrison Gill (in the Chair) and Parish

Councillors Bettie Gilliatt, Anne Stockdale, Huw Morgan

and Hilary Davies

IN ATTENDANCE: CW&C Councillor Stuart Parker

Local Residents A & L Samuel, A & L Marsden and H Eaton

22/64 APOLOGIES FOR ABSENCE

Apologies for absence were received from Parish Councillor Rob Evans and PCSO Linda Bailey

22/65 PUBLIC SPEAKING TIME

1) Planning Application 22/03522/AGR – Erection of Agricultural Building**.**

The local residents attending the meeting outlined their serious concerns about the new planning application with the Parish Council.

Whilst smaller than that proposed by the previous application, the building was of a size and nature that would still be seriously detrimental to the surrounding neighbourhood landscape and visible amenity. The site and size of the proposed building was in a location that meant it would be clearly visible from properties nearby in Fir Tree Lane, Littleton for which no mitigation measures ie hedging screening were proposed. The building would also be clearly seen from Little Heath Road, Fir Tree Lane and from significant parts of five public footpaths.

It was noted that the building design would be out of keeping with the local rural landscape. The existing building was of a wooden cladding appearance that was far less obtrusive than a building constructed of concrete panels, metal sheeting and fibre cement roof sheets as proposed.

The applicant’s contention that there was a need for more storage relating to his agricultural activities was also disputed and the Parish Council and local residents questioned why a development of that size and at that location was necessary.

There was also much discussion arising from significant concerns over traffic and road safety arising from such a development. The consequent transfer of machinery and crops to and from the facility would involve increased (large farming) vehicular traffic to and from the site. The main access lane was narrow and already used for other access purposes.  The site entrance was at a point on Little Heath Road which was 40mph (although the speed limit was often exceeded) and did not have a good sightline for vehicles.  The entrance to the site was located on a blind bend on a narrow road which was the main road access to the local community secondary school. It was stated that large farm vehicles already routinely traversed the central line especially at the narrow point of Littleton Lane.  There were concerns that any additional vehicles of that nature would create a further road hazard if accessing the busy A41 and A51.

Concerns were also expressed that if the proposed building went ahead, the applicant may then pull up all the grass/field to create hard-standing space for HGV vehicles to turn and park. This would further contribute to an undesirable change in the feel of the village and impact on the landscape/visual amenity. In addition, there are concerns that, if approved, this development could set a precedent for large industrial style developments on green belt within the residential areas of the villages of Littleton and Christleton and that the agricultural use could be changed in due course to residential.

RESOLVED: that the Parish Council object most strongly to the proposed

development on the grounds outlined above.

2) Maintenance of Open Ditch – Mr Samuel asked about the status of the efforts to press the landowner to take responsibility for the maintenance to the open ditch system to the north of Fir Tree Lane which was causing flooding in the vicinity.

The Clerk undertook to find out the latest position per the action being taken by the Highways Service to resolve the problem.

22/66 MINUTES OF THE PREVIOUS MEETING

RESOLVED: that the Minutes of the Meeting held on 5 September 2022 be

confirmed as a correct record

22/67 MATTERS ARISING FROM THE MINUTES

1) Lines on Roundabout - The Clerk was pressing the CW&C Highways Service for details on when the scheduled work to re-instate the lines around the roundabout would be carried out but no details had yet emerged. **DT**

2) A51 Pedestrian Crossing – Safety – the Clerk reported he had raised the issue of better signage being required to warn drivers of the controlled crossing. He had been told that a site assessment would be carried out.

3) Roundabout Vegetation – the Clerk reported that he had raised the issue of whether trees growing within the structure of the roundabout were threatening the integrity of the structure. He was awaiting a response.

**22/68 ROAD MATTERS**

1) Recent Accident Involving Cyclist – further to the recent fatal accident in Christleton the Parish Council had been asked to support a petition calling for action to be taken to make the roads in the locality safer. The incident had raised serious questions about the visibility and signage at the junction in question but also problems with the network of roads in the wider locality eg. the inadequacy of the hamburger and Littleton roundabouts.

RESOLVED: that measures to enhance the safety of the Plough Lane junction be

supported.

**22/69 PARISH COUNCIL FINANCES**

# The Clerk presented his customary report on the finances of the Parish Council making particular reference to the request at the last meeting for a donation to the heating of the church hall of the Parochial Church in Christleton.

The Clerk confirmed that the proposed donation was within the legal limit under S136 and that Councillors Evans and Morgan who were not present at the last meeting had been consulted and were happy with the amount suggested

RESOLVED: that the report of the Clerk be received

**22/70 ACCOUNTS FOR PAYMENT**

RESOLVED: that the following payments be authorised:- £

1) Clerk’s salary – Oct (less tax) 128.80

2) HMRC – PAYE – Oct 32.20

3) Typing and office services 31.42

4) Dougherty & Allen – Room Hire 48.00

5) Donation to Christleton Church 1,000.00

6) Litter Warden 10wks @ £15 150.00

**22/71 CLERK’S EXPENSES**

RESOLVED: that the Clerk’s expenses be reimbursed in the sum of £2.00

**22/72** **CORRESPONDENCE RECEIVED**

Since their last meeting the Parish Council had received correspondence which included:-

Cheshire West and Chester Council -

Planning notifications

Cheshire Constabulary – PCSO Linda Bailey – Newsletters

Cheshire Association of Local Councils - E Bulletins

CW&C Councillor Stuart Parker – Christleton & Huntington – Neighbourhood Pride and Members Budget Statement

Local Residents A Marsden and K Pritchard – Planning Application for Agricultural Building

**22/73 CALENDAR OF MEETINGS**

RESOLVED: That the next Meeting of the Parish Council be held on

Monday 5 December 2022

**22/74 ANY OTHER BUSINESS**

2) Littleton Lane Hedge and Trees – the Clerk was asked to remind the owner of Littleton Hall that vegetation needed cutting back. **DT**