**Minutes of the ordinary meeting of Darnhall Parish Council**

**Held in Darnhall Village Hall on Tuesday 26th July 2016 at 7.30pm**

Members of the public present: None

Members of the council present: Cllr Jinks (chair), Cllr Bostock, Cllr Bownes, Cllr Davenport, Cllr Langley, Cllr Sherry

Cllr S Burns

1. **Apologies for absence**

Cllr Strachan – away on holiday

1. **Disclosure of declaration of interest**

None

1. **Chairman’s opening remarks**

The Chairman wanted to welcome Yasir Beg at this point to the meeting, but he arrives late. So the Chairman continues with his opening remarks.

The Raven, as we all know has recently had travellers parked up on the car park. They were reported to Yasir (owner) and they were swiftly moved off and the site made secure again. Yasir is at this meeting tonight to discuss with us his plans for the future of the site.

The application to build 184 houses by James Verdin has been refused. There is a possibility of a judicial review which has to take place within the 12 weeks. If no appeal is made, then it is a definite no. Cllr Strachan attended the last meeting and there is some interest in putting together a committee for the Neighbourhood Plan. Robin Wood has offered his help and support.

Darnhall show took place on the 10th July, this was the 2nd time this event has been held and once again proved very successful, even though the weather prior to the show was not very good to the extent it soaked the ground where the horse event should have been, which had to be postponed till 21st August. The dog show saw 50 dogs taking part – a record. Increase in the competitions tent entries. Various stalls, not as many shopping stalls, full farmers market and a few trade stands. Thanks to Chris Pope for his work with the PA, John Bownes for use of the field and Sue and Richard for organising it. Good report in the papers again and photos.

Yasir Beg arrives and the Chairman welcomes him and introduces him to everyone.

Yasir talks about the Raven and the recent visit by the travellers. The pub would not be cost effective to put back. Various studies have been done and it would not work. So Yasir presented the councillors with a proposed planning application for the site. This would turn the existing Raven Inn into 7 or 8 apartments and build around 13 bungalows on the carpark area, all of which would be 2 bed with dorma. The large grass area at the back of the pub would remain as a recreation area – which would need to be maintained.

The time schedule for the site would be, after seeing us, speak to the chief planning officer and then look at starting work in around the next 6 – 12 months.

Councillors then asked Yasir various questions about the site and the following was noted:

* To keep the character of the Raven Inn when it is turned into flats.

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* No footpath from Swanlow Lane to this site – needs one
* There are two bungalows on the proposed plan that are very close to Swanlow lane and these would be better if they were either repositioned slightly or not there at all or push the whole lot further back on the plan.
* The speed of traffic on Swanlow Lane was a concern whilst cars would be trying to get in and out of the site as we have a similar problem with the chapel opposite. It was also suggested that traffic would naturally slow down when turning into the site anyway.

Yasir made a note of our comments and the councillors all agreed in principle to the proposal with the need for a few changes as discussed. Yasir will now go and make those changes and we should hopefully here from CWAC in a few weeks/months with a full planning application for this site.

Yasir leaves the meeting at 8.25pm

1. **Minutes**

**To approve the minutes of the AGM and the ordinary parish council meeting held on Tuesday 24th May 2016. 33/16 resolved that the council approved the minutes of the AGM and ordinary meeting held on Tuesday 24th May 2016.**

1. **Matters arising from the minutes of the AGM and the ordinary meeting on Tuesday 24th May 2016.**

At the ordinary meeting in May the Chairman mentioned the idea of a defibrillator to be installed in our phone box. It was felt this may be a good idea but first we need some more information about them. **34/16 suggest that the Chairman finds out more at the next rural parish meeting as this was where he heard about them and report back to our next meeting.**

The phone box also needs to be painted as it is our responsibility to see to it been kept in a clean and tidy order, plus it is a landmark and part of our heritage so it is in our best interest to look after it. Clerk to look up what the colour and details of the paint are and find someone to tidy/repair and paint the phone box.

1. **Clerks report and correspondence received.**

Clerk has received an email regarding a presentation at Oulton Park – several councillors expressed an interest in attending the presentation. The clerk will arrange tickets.

Insurance is all up to date now and the new policy has arrived.

Geocaching in Darnhall!! The Clerk has received an email asking if this is something that can be put in the phone box. Apparently it consists of a Tupperware box hidden around the countryside and people have to find them, leading them to points of interest, local beauty spots etc. You then put something in the box and take something out etc. There is a box hidden near to the Village Hall already. Councillors did not want said box to be placed in the phone box.

The clerk received an email from Ann Wright – Chalc. Asking if we would like to consider going for Quality Council status. The clerk has replied yes.

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As part of the weekly roundup of Chalc there was a factsheet regarding section 106 – funding etc. and a copy of the Local Plan – Community Infrastructure Levy Draft Charging Schedule June 2016. The clerk will keep a copy on record.

The clerk was unable to attend the training course that she was booked on due to ill health. Councillor Bostock did attend his training.

1. **Planning, Neighbourhood plan or Parish Plan**
	1. Cllr Strachan was unable to attend the meeting but had sent a report and feedback from the Parish Assembly, which was read out by the Chairman and the following noted. The Local Authority have now accepted and approved our application to designate the Parish Boundary as the Darnhall Neighbourhood Plan area. So we now need to form a management committee to take things forward. This committee needs to include residents of the Parish who are not councillors, representatives from the Agricultural community and local business and young people.

This will all be discussed at the next Parish Council Meeting in September, so maybe between now and the next meeting we can look for committee members to take the Neighbourhood Plan forward.

* 1. Update on previous planning application for 184 houses on land in Darnhall. It has been announced that the Secretary of State has rejected Mr Verdins Development proposal for the Lane off Darnhall School Lane as mentioned in the Chairman’s opening remarks.
1. **Finances.**
	1. The bank statement arrived showing a balance of £13,365.86. The cheque issued to the Brownies has not yet been cashed for £50, this would then make the total £13,315.86 which balances. This month the total value of cheques made out as listed below come to £823.33 leaving a new balance of £12,492.53.
	2. Paid Cheshire West & Chester for Boundary Signs – invoice overdue £385.18. This cheque was paid prior to the meeting as it was overdue and had been agreed back in August 2013 – the invoice only arrived at the end of May with a request for immediate payment.
	3. Pay Cllr Langley for the engraving of ex-clerk gift £25.25
	4. Pay Cllr Langley for meal voucher for retiring Councillor £20
	5. Pay Cllr Langley for website domain name, email hosting and set up cost £237.40
	6. Pay Chalc for planning meetings 4th & 14th July 2016 £50
	7. Pay Nice as Pie for the catering for the Parish Assembly £15
	8. Pay the Audit fee – amount to be sorted at the meeting – the invoice hasn’t arrived yet but is due soon. Payment may need to be made before our next meeting in September.
	9. Pay CWAC for the uncontested election 2nd fee of £90.50 as per 2015 budget
	10. Annual Review for year-end council audit – outstanding review points. This year the auditors required more information. Any balances that had a 10% difference required full explanation. This has hopefully now all been sorted. There may be a small fee to pay for additional work to be carried out.
2. **Vehicle access to Beauty Bank – re-resident’s letter and Cllr’s follow up**

The clerk received a letter from a local resident (read out by the Chairman at the meeting) about the access to Beauty Bank when an Ambulance had difficulty getting past parked vehicles. The letter was passed on to Cllr S Burns, Pat Johnson (Locality Officer Winsford) Jerry Gibbs (highways) and Carl Griffiths (Highways). Cllr Strachan did visit the area and

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spoke to some of the local residents. Jerry Gibb did reply to say there was no obvious location where additional off street parking could be provided. The two verges either side of the junction should remain free of vehicles to aid visibility out of the junction. The small section verge at the end of the cul-de-sac would be too small to accommodate a vehicle.

He suggests that the PC could perhaps investigate additional facilities within the land at the end, beyond the adopted highway, but land owner’s permission would have to be sort for this.

**35/16 suggested the clerk look into how many of the houses on that road are part of the housing trust and see if they can help with providing off road parking to their properties.**

**36/16 the footpaths were also discussed and need repairs/maintenance the clerk and Cllr S Burns will look into this.**

1. **Update on any other meetings attended by Councillors.**

Cllr Davenport has attended two planning meetings during the month. One on Process procedure and Participation and the other on Enforcement, Appeals and Inquiries. Cllr Davenport gave a report on both of the meetings.

1. **Update on speeding traffic on the roads within our parish.**

Cllr Strachan has some of the forms and the clerk has some. **37/16 suggest that Cllr Strachan gets all the information together and reports back to our next meeting.**

1. **Distribution of the mugs to children in the parish**

The Parish Council has purchased the mugs to be presented to the children in the Parish aged 16 and under. Most of these have now been handed out and those councillors wishing to purchase any have done so. This now only leaves a few which the clerk will keep for now.

1. **Cllr Langley to update on Village Hall Fundraising.**

At the moment the Village Hall is still being let out during the day to Ryan (carer) who has the hall every day.

The Darnhall show was very successful again this year. The horse event has had to be postponed until the 21st August 2016 9am till 4pm. The show has raised £3000 so far with some money still to come in, some expenses to be paid and the horse show still to take place so this figure will change.

There has been a suggestion of a two-day event for next year’s show, horses first day and the rest the following day – this will have to discussed at the after show meeting which is due to take place after the horse event has been run.

1. **Surveyors report on the condition of the Village Hall as arranged by Cllr Strachan**

The Parish Council were concerned about the condition of the wood block floor and it has been suggested that a surveyor be appointed to check not only the floor but the condition of the building as a whole. Cllr Strachan found a company called Platte White Partnership and the survey was done at the end of June. The fee for the survey is going to be £485 plus vat which will need to be paid straight away as interest will be charged if paid late.

**38/16 agree that a cheque can be issued for this before our next meeting.**

The report is very long and it does point out various things that need attention straight away and some that need looking into in the near future. On the whole if the building is properly maintained it should remain stable for years to come.

Cllr Strachan has requested that a separate meeting be held to discuss the survey in detail and decide upon a plan of action for the near future regarding maintenance and the new floor.

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1. **Items for information and discussion only**

The Chairman mentioned that water had been leaking out of the road again by the village hall and maybe it should be reported again. Clerk will see who came out last time highways or United Utilities and send a letter to see if further investigations can be carried out.

The meeting closed at 10.15pm

Signed by the Chairman …………………………………………………………………………………..

Dated ……………………………………………………………………………………………………………..

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