



**Hulme Walfield
and Somerford Booths**
Parish Council

**Minutes of the Parish Council meeting held on Thursday 16th
March 2023 at 7.30pm at Westlow Mere Fisheries Meeting
Room.**

Part 1 Public and press present

Present

Councillor Vic Brown – Chairman

Councillor Mark Hill – Vice Chairman

Councillor John Spence

Councillor Mark Wakerly

Councillor John Wray – Cheshire East Council Ward Councillor

Elizabeth Worrall – Clerk

Public Forum

One member of the public was present.

A question was raised regarding the Redrow developers using noisy equipment. This was causing a disturbance to some residents. Cllr Hill commented that wind direction seems to be playing a key factor as to how far the noise was travelling.

A follow up question was asking regarding the Redrow vibrating roller that is being used in this area and the impact the vibrations may have. Cllrs. Brown and Hill confirmed this was being monitored. The work is evolving – progress has been hampered by poor weather. The double fence will be moved shortly and then the work will enter the next phase.

A question was asked regarding the Redrow Environmental Management Plan which lists a responsible person who can be contacted in the event of complaints. Cllr. Hill confirmed he has liaised with the site manager as and when concerns have been raised.

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Dust suppression was discussed as dust generation is an issue. A question was asked regarding whether the dust suppression measures are in place. Cllr. Hill said yes, as far as he is aware. Cllr. Brown said that the company could be more proactive and that the Parish council will seek recompense for any dust generated and will encourage dust generating work to be minimised in the summer months as the weather warms, to allow residents to enjoy their gardens.

Cllr. Hill confirmed dust suppression measures in the management plan include equipment to dampen soil (water spraying). Cllr. Hill said that the dust will be constantly suppressed as soon as it is generated. Cllr. Brown commented that further dust may be generated from construction traffic and that this should be monitored.

Noise levels were discussed. Cllr. Hill said that there was little we can do but that he was sure the developers would be doing all they could to reduce noise.

A question was asked regarding peat removal from site. It was noted that it is now illegal to remove peat without appropriate consents and illegal to sell peat compost from 2024. Cllrs. Brown and Hill confirmed that the peat removed from site was sold before the change in legislation.

A final question was asked regarding the developer's commitment to using heat source pumps and renewable energy. Cllr. Hill confirmed that there is a Cheshire East percentage requirement for heat source pumps being used in construction and that this regulation is being followed. Cllr. Hill will find the exact percentages for the next meeting. Cllr. Wray confirmed there is no current building regulations for solar PV but that this will change as of next year.

044/23 Apologies for absence

Cllr. Adam Scott

045/23 Declarations of Interest

None

046/23 Approval of Minutes

Cllr. Hill raised one amendment to the minutes to add clarity. This edit will be made by the Clerk before the notes are approved.

047/23 Matters Arising from the Minutes

There were no matters arising from the minutes.

048/23 To receive the Chairman's Report and any response to correspondence.

The Chairman welcomed the new Clerk who has accepted the appointment as of the 1st March. The CILCA training will be undertaken and funding by the council. Thanks were offered to Cllr. Hill and the previous Clerk for a smooth handover.

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Following questions, it has been confirmed that the current road works, due to last for a month, are to provide services to the Redrow site. Use of the site entrance is temporary. Contractors, to date, have been helpful. The council will seek to ensure appropriate restoration of verges once works have been completed in 4 weeks' time. The council will consider what measures should be request from Cheshire East Highways to reduce speeds on Giantswood Lane and to erect suitable signs at the junction of GWL and the footpath from Alderley Gate which is extensively used by local residents and dog walkers. Cllr. Spence raised mentioned a particular design of 'slow' sign that he had seen and thought may be suitable. Cllr. Brown will investigate this.

Following complaints by a resident, Cllr. Brown has inspected the condition and width of a footpath (FP7) which runs parallel to the Westlow Mere footpath. Cllr. Brown has also been in communication with the enforcement officer of Cheshire East (Barry Poole). Neither party considers that there is a safety issue or alignment issue. It is suggested that contact is made with the developer (Bloors) to see if a temporary all weather surface might be laid as development is likely to last in excess of 2 years and the path is a popular route for walkers.

Cllr. Brown has asked Cheshire East Right of Way to confirm their support for a s106 contribution from Bloors towards the upgrade of FP7. This would apply to the length from Sandy Farm to Rood Hill and complement the Bloor housing layout proposals (which have yet to be finally approved by CE Planning). There is provision in the budget to contribute to these works.

Cllr. Hill has communicated with two people who had raised issues with the footpath. No-one is working on the site currently; it is being marked out. Both individuals have rung back Cllr. Hill and thanked the Parish Council for their efforts. Cllr. Brown thanked members of the public for their appreciation.

Thanks were offered to Cllrs Hill and Spence and Suzie Akers-Smith who joined Cllr. Brown to represent the Parish and Town Council at the recent funeral of Penny Bodimeade.

049/23 Cheshire East Councillor's Report

Cllr. Wray shared that a substantial amount of government grant money is coming through to Cheshire East. Cllr. Wray will pass on the details to Cllr. Brown and to the Clerk.

Cllr. Brown followed up on the Community Infrastructure Levy, which has been discussed previously – Cllr. Wray will follow this up.

Cllr. Brown asked that when the consideration of the Bloor application takes place whether there will be Section 106 money available to complete upgrades. Cllr. Wray will

speak with the Planning Officer regarding this. Cllr. Brown asked Cllr. Wray to pass on the Council's thanks to Barry Poole for his speedy response to the issue.

050/23 To consider the following planning applications and any others since the publication of the agenda:

[23/0776C](#) GIANTSWOOD HOUSE, GIANTSWOOD LANE, HULME WALFIELD, CHESHIRE, CW12 2JJ. Construction of two new dwellings. Comments deadline 29th March 2023.

It was **RESOLVED** that the council had no comment on planning application 23/0776C.

051/23 To ratify the comments submitted for the following applications which required comments before this meeting:

NIL

052/23 To receive an update on progress for phase 1 of the Bridle Path and the Community Gardens project inc. set up of Working Group: Cllr. Hill

Cllr. Hill reported that the Working Group has been set up, using Whatsapp as a platform. They are having a meeting on the 27th March at 7pm.

Cllr. Hill has a meeting with Trust Green on the 22nd to discuss various assorted matters including trees and fencing.

Bloor Homes have confirmed they are happy for the work to proceed.

The noticeboard has been ordered and should be here shortly. Seats need to be ordered and a quotation will be arranged for these to be installed. One of the seats will be funded by a resident in memory of his late mother. Cllr. Spence asked whether the Council should purchase the plaque and installation as a thank you to the resident. Cllr. Hill will suggest this to the resident.

Congleton Town Council have not responded to Cllr. Hill's request for a quotation (via Streetscape). Cllr. Brown will follow this up with Ruth at the Council.

053/23 To consider whether recompense should be sought for local residents from Redrow

Cllr. Brown suggested that we propose allowances from Redrow are made for window cleaning and whether other improvements to the local area should be sought.

Cllr. Hill said that Redrow gift communities and not individuals. Individuals are recompensed should an accident happen but not in any other circumstance. Cllr. Hill has an aversion to asking for personal items for residents but is happy to ask for items for the benefit of the community.

Cllr. Hill and Brown to discuss and then they will take a proposal to Redrow. Cllr. Hill is keen to take a collaborative approach to work with the developers.

054/23 To receive an update on arrangements for the community litter pick on Saturday 18th March.

Plans have been finalised. There will be three teams – the first led by Cllr. Brown and his wife who will cover the area next to the Link Road, Cllr. Spence's team will do a circuit of

Westlow Mere and the third team, arranged by Cllr. Hill, will do the area next to Alderley Gate.

All teams are to meet at Cllr. Brown's house at 10am to collect equipment. Any teams of one will be absorbed into other teams.

Cllr. Spence raised a question regarding the weather forecast on Saturday. Cllr. Brown confirmed that the equipment is available over the weekend so teams can carry out the litter pick on the Sunday if they would prefer.

Cllr. Brown reminded those involved that team leaders will need to carry a copy of the risk assessment, a first aid kit and advise individuals to not pick up anything that is potentially dangerous.

055/23 To approve an official response to the local '20s Plenty' Group to support their campaign including the previously agreed position (see minutes: Feb 2023)

Cllr. Brown met, by chance, the leader of the local 20's Plenty campaign. A motion has been suggested for the council to support the 20s Plenty Cheshire East campaign, for the council to call for 20mph speed limits in Hulme Walfield and Somerford Booths and for the Parish Council to write to Cheshire East council to encourage roads where people live, work and learn to be 20mph. Cllr. Spence said that he was happy to agree provided that Giantswood Lane retains status as a country lane, with suitable speed limits.

It was **RESOLVED** that the council will support these measures, with the note made by Cllr. Spence regarding Giantswood Lane.

056/23 To approve an official response to Richard Cooper (Cheshire East Highways) [View e-mail](#)

Item 1, regarding drainage issues, will be raised by Cllr. Brown using the suggested channel (Fix My Street, available via the Cheshire East Website).

Item 2 and 3, regarding speed limits in the area, was discussed. Specifically, regarding Item 3, Cllr. Spence stated that the 40mph speed limits on the Quarry Roundabout seems to be in place to help a poorly designed roundabout, rather than any safety reason seem to be to mitigate issues with the roundabout and not an issue with the road. Cllr. Spence proposed that, on that section of road the Parish Council should seek to ensure drivers can travel at a consistent speed, with well-designed road furniture, markings and signage. Cllr. Spence will draft appropriate wording for the Parish Council's response and send this to the Clerk.

A statement will be drafted by the Clerk (to be approved by the Parish Council) to show that the Council support 20mph in residential areas (rather than 30mph).

Item 4 – this matter is outside Hulme Walfield and Somerford Booths so the council will not respond.

057/23 To receive the findings of the Rural Housing Needs Survey if available

Cllr. Brown has spoken with John – the final report will be received by the end of the month. The base findings suggest that there was very little demand for housing. A small group of individuals have included their contact addresses and will be followed up after the findings have been discussed.

058/23 To receive and note reports from the members:

Cllr. M. Hill

The contents of Cllr. Hill's report were received and noted by the council. It was noted that one resident has displayed some threatening behaviour towards developers – Cllr. Hill is liaising with the individual, but wanted the matter noted in case other Councillors or the Clerk are contacted. Cllr. Spence suggested that Councillors should visit this individual in pairs, just in case.

Cllr. J. Spence

Cllr. Spence attended the Police Cluster meeting on Monday 14th March in Holmes Chapel. A report was provided to Councillors on the discussions and outcomes. Cllr. Brown noted that a new PCSO, Amy Heath, has been appointed. Cllr. Spence will make contact and invite her to the next meeting. Cllr. Spence noted that a comment was made that, by the next cluster meeting, four sets of post lockdown data will be available to aid in the analysis of Police Cluster reports.

Cllr. M. Wakerly

Cllr. Wakerly reported that there have been several planning applications made in Somerford Booths. The Clerk will check for any local planning applications that may have been missed during the handover from the previous clerk and will circulate these to Councillors.

A problem is occurring with the road surface on the hill leading down to the Dane. Cllr. Brown will add this on to the communications being sent to Highways.

Cllr. A. Scott

NIL

059/23 To receive a report from the Clerk

The Clerk thanked Councillors for the warm welcome she has received throughout her first few weeks in post.

The Clerk informed Councillors of her upcoming holidays.

A motion was proposed to change the date of the June meeting, to allow for the new Clerk's pre-booked holiday.

It was **RESOLVED** that the meeting in June will now take place on Thursday 29th June 2023. The Clerk will ensure the website is updated.

060/23 Accounts

BALANCE OF ACCOUNT = £30,850.94

PAYMENTS

£370.00	Donation to The Storehouse Project
£40.00	ICO Annual Fee

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It was **RESOLVED** that the above payments be approved and signed as an accurate record.

RECEIPTS

£35.00	Community donations to The Storehouse Project
£50.00	Cheque Payment

It was **RESOLVED** to approve the bank reconciliation as an accurate record and the paperwork was signed as such by the Chairman of the meeting, Cllr. Brown.

061/23 To consider any potential new Councillors required to submit applications and to ensure that all current Councillors are aware of the deadlines and have received the necessary paper to stand for re-election.

All Councillors have received the appropriate paperwork needed.

Cllr. Brown will share information through the local newspaper to provide information to members of the public seeking to become a Councillor.

Cllr. Brown reminded all members to respond to the Clerk in a timely manner for all time sensitive matters due to her working pattern.

062/23 To resolve to discuss staff matters in Part 2 under Standing Orders 3c – Exclusion of the Public. Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons. The public’s exclusion from part or all of a meeting shall be by resolution which shall give reasons for the public’s exclusion.

It was **RESOLVED** to move to Part 2 for the purpose of discussing staff matters relating to the appointment of a new Clerk/RFO.

063/23 To note the date of the next meeting

The next Council meeting will be held on Thursday 20th April 2023.

Meeting closed at 9.25pm