



**Hulme Walfield  
and Somerford Booths**  
Parish Council

**Minutes of the Parish Council meeting held on Thursday 3<sup>rd</sup>  
August 2023 at 7.30pm at Westlow Mere Fisheries Meeting  
Room.**

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**Part 1 Public and press present**

**Present**

Councillor Vic Brown  
Councillor Mark Hill  
Councillor John Spence  
Councillor Mark Wakerly  
Councillor John Wray  
Elizabeth Worrall – Clerk

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**Public Forum**

1. Seven members of the public were present.
  2. There were no comments or questions made by members of the public.
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**103/23 To receive and approve apologies for absence.**

There were no apologies for absence.

**104/23 To receive any declarations of interest.**

There were no declarations of interest.

**105/23 To receive and resolve to approve the [minutes of the Parish Council meeting held on 29th June 2023](#)**

It was **RESOLVED** to approve the minutes of the meeting of the 29<sup>th</sup> June 2023.

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Minutes of the Parish Council Meeting 3<sup>rd</sup> August 2023

Signed

Dated

### **106/23 To receive a report from Cheshire East Ward Councillor if present.**

Cllr. Wray shared the Cheshire East's current Chief Executive is moving to be Chief Executive of Bradford City Council.

Cllr. Wray also shared that Cheshire East is planning to introduce a charge for collection of brown / green bins. Individuals who wish for their bins to be collected will need to register. Individuals will need to opt in rather than opt-out. The charge will be £56.00 per year – a sticker will be issued to households who opt-in.

There has been a review on Parliamentary boundaries. No changes took place to any area of Brereton Rural. There is an upcoming review on ward boundaries (the process takes approx. 18 months.). There may be changes to Brereton Rural. Cllr. Wray will keep the council informed.

Cllr. Brown will follow up with the Community Infrastructure Levy – Cllr. Wray will support Cllr. Brown in this conversation. Cllr. Wray has had a few issues liaising with Cheshire East staff due to the Cheshire East work-from-home policy. Cllr. Wray said there will be a formal discussion regarding Cheshire East assets (disposal and rationalisation) and whether one office should be closed or sold.

Cllr. Brown asked for the date of the next Recycling Committee Meeting as he would like to attend. Cllr. Wray will share this with Cllr. Brown.

Cllr. Hill has sent details to Cllr. Wray regarding road markings. Cllr. Wray apologised as he had not had chance to review or raise. Cllr. Wray will provide an update at the next meeting.

### **107/23 To co-opt up to two councillors, to join the existing members of the Parish Council**

It was **RESOLVED** unanimously to appoint Adam Bamping and Margaret Gartside to the office of Councillor; henceforth referred to in the Minutes to as Cllr. Bamping and Cllr. Gartside

### **108/23 To receive an update on the outcome of the Housing Needs Report**

Cllr. Brown shared an update:

- 12% of the surveys distributed were returned.
- The population of the parish has increased by 104% between 2011 to 2021.
- There has been an increase in the working age bracket (19-64) and a decrease in the 0-19 and 65+ brackets.
- House prices are higher in the parish compared to elsewhere in Cheshire East.
- The median income is £32,500 per annum.
- Median market rent (£650pcm) is considered within affordable reach of median income households.
- It was considered that lower quartile households (£26,500) could cover the cost of 'affordable' rent (80% market rent) or social rent (50% market rent).
- Cllr. Brown noted that the report was completed before the current mortgage and rental increases. Many households will now be unable to afford mortgages at current rates, food price inflation and energy cost rises.
- The area has no shortage of affordable housing being built. However, these properties are also sought by people within Congleton Town, Holmes Chapel etc. wishing to move

to a more rural area, so demand for these houses will be high.

Cllr. Brown made the following observations:

- The trend in house building and of population wishing to move to Congleton will continue, and people will continue to seek to downsize.
- Those buying the houses tend to be working professionals.
- The council is likely to see an increase in the precept, which will hopefully be of benefit to the Parish.
- The Parish Council would like to improve Rights of Way but must also remain receptive to the needs of the public
- It is hoped that, at the next election, there will be new councillors to continue to support the work of the Parish Council.
- To promote effective communication within the Council, in October this year consideration will be given to organising a 'councillor surgery' during the winter months to engage with members of the public who are unable to attend parish council meetings.
- As the survey was released in 2021, it is likely that the current financial situation may have affected more individuals than at that time

Cllr. Spence asked whether we had a geographic representation of which Ward the respondents came from. Cllr. Brown believes there is but will review and respond.

The following actions were discussed and agreed by Councillors:

- the report will be sent to Congleton Town Council
- a conversation or meeting with all individuals who had raised concerns in the survey to discuss in more detail will be arranged
- all councillors will consider new situations which may present an opportunity to promote social housing solutions (including planning applications)
- the report will be passed on to Dane Housing, Peaks and Plains and any other registered social landlords and meetings arranged to discuss further.

### **109/23 To specifically discuss Rural Housing, following a briefing on the outcome of the Housing Needs Report**

Cllr. Wakerly felt it best to contact just Dane Housing (now 'Plus Dane') initially, and then to extend this out to other registered social landlords. This will allow the council to focus their efforts. Cllr. Wakerly cautioned that any approach made to individuals should be targeted and made sensitively. Otherwise, Cllr. Wakerley was happy to proceed with the actions suggested by Cllr. Brown.

Cllr. Spence asked if developments the far side of the Link Road would be considered, as historically the council have voted against these. Cllr. Brown said that many issues need to be considered in relation to a planning application and that Councillors should be vigilant for opportunities. Cllr. Spence said that the Council need to ensure that appropriate infrastructure is in place to support residents (public transport etc.). Cllr. Spence was also happy to proceed with the actions suggested by Cllr. Brown.

Cllr. Wakerly proposed a further ‘closed’ meeting to discuss Rural Housing in more detail away from a formal Parish Council meeting. Details will be shared with Councillors after the meeting and outcomes will be shared with the public at the next meeting.

**110/23 To discuss the proposal for the new school, located adjacent to Manchester Road**

Cllr. Brown shared that a proposal has been made for a school, supporting special educational needs pupils specifically.

Cllr. Gartside shared that the school will start as a specialist school but will join an Academies Trust locally, to provide support to other individuals. A primary school may be opened at later date on the same site. Currently there are enough primary school places available in Congleton but a lack of secondary school places, hence the need for a specialist secondary school. Many pupils are currently educated outside of the county, which is expensive in terms of transport and other funding.

Cllr. Gartside also shared that many other schools had increased their income to allow for additional places.

A member of the public was invited to speak and shared that there is a concern from people on the new housing estates relating to a potential lack of primary schools.

Cllr. Hill clarified that Redrow have promised land to site a primary school, but it is Cheshire East’s decision what to build, and which pupils to accommodate.

Cllr. Brown invited Cllr. Gartside to accompany him to the meeting with the Local Education Officer as and when the meeting with them is arranged to gain more information.

**111/23 To consider the following planning applications and any others since the publication of the agenda**

None published.

**112/23 If applicable, to ratify and approve any comments made on planning applications between meetings.**

None made.

**113/23 To receive and note the contents of the Chair’s Report, if applicable.**

The Chair had nothing to report.

**114/23 To receive and note reports from the members:**

Cllr. M. Hill – [link](#)

In response to Cllr. Hill’s report, Cllr. Gartside asked if British native trees will be used.

Cllr. Hill did not know.

Cllr. Brown suggested that when the new bins are installed that we install some additional “no fouling” signs. Cllr. Spence believes he has some signs and will check on their location. Installation will be arranged after the new bins have been installed.

Cllr. J. Spence - [link](#)

Cllr. Spence attended the PCC’s Waste Crime area meeting on 4 July. Organised Crime

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has moved away from drugs into fly tipping. The results from the acoustic camera trials are being analysed but a mobile unit has been acquired by Cheshire Police. Cllr. Spence suggested this might be available for use on the Congleton Link Road in the future. Community speed watch programmes have apparently been suspended due to unspecified Health & Safety issues. Crime reporting was noted as being complex due to different methods of categorising crimes – this does cause some confusion with crime figures (as an example, one incident led to forty-two separate crime reports!). The Police have generally accepted that an increase in housing development and population will lead to an increase in petty crime, ASB etc. At the meeting, Cllr. Spence asked about the Community Funding Scheme – the period has closed for bids but will reopen.

Cllr. Spence and Cllr Hill met with the new PCSO – Kim Bowyer, They found her to be positive, with a strong community focus. She is keen to attend Parish Council meetings but does work shifts. Cllr. Spence will provide her with a list of meeting dates. PCSO Bowyer is also keen to engage with the Neighbourhood Watch.

Members from the Cheshire Police Road and Crime Unit attended the Link Road on 24<sup>th</sup> July, targeting speeding and anti-social driving. The same officers also attended a road traffic incident on Giantswood Lane on the same day. An update on the team's actions on that day is available on the Cheshire Police website.

A consultation was released focussing on Anti-Social Behaviour. Cllr. Spence responded on behalf of the Council and is willing to share his responses if this is of interest to any resident.

The temporary speed limit on the Link Road appears to have been lifted as the 40mph signs have been removed.

Cllr. Spence is discussing the Neighbourhood Watch meetings with Ian McCulloch and to make them more formalised and informative.

Cllr. M. Wakerly – Cllr. Wakerly has attended several farming shows and events and has entered discussions with Cheshire Police around 'rural watch'. Cllr. Wakerly would like to include more details in the next newsletter. There are no particular crime issues that Cllr. Wakerly is concerned about.

**115/23 To review the [budget for quarter 1](#) and make any amendments, if required**

The budget was shared with Councillors. Councillors will review and discuss amendments during quarter 2.

**116/23 To receive and resolve to approve the accounts for payment:**

BALANCE OF ACCOUNT = £29,122.77 (as of date of last bank reconciliation)

**PAYMENTS MADE**

£309.80	Clerk's Salary (June)
£26.00	Clerk's Homeworking Allowance (June)
£25.00	Payment for CHALC training (Clerk)
£30.00	Payment for CHALC training (Councillor)

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Signed

Dated

£232.20	HMRC
£20.00	Cheshire Community Action
£2,228.00	Hulme Walfield & Somerford Booths Housing Needs Report
£446.40	Dog Waste Bins, with fixings and post (green)
£309.80	Clerk's Salary (July)
£26.00	Clerk's Homeworking Allowance (July)
£59.40	TCS Management (Payroll)
£8.00	Bank Charges

**PAYMENTS TO BE APPROVED**

£309.80	Clerk's Salary (August)
£26.00	Clerk's Homeworking Allowance (August)
£309.00	Parish Noticeboard Company (50% final payment)
£260.00	IT Support (January – July)

[Bank reconciliation \(end June\)](#) to be reviewed and signed by the Chair.

It was **RESOLVED** unanimously to approve the above four payments.

**117/23 To receive and note the contents of the Clerk's Report**

The Clerk presented the changes to the Cheshire East Councillor Code of Conduct and her progress on the CILCA course.

It was **RESOLVED** to approve the new Code of Conduct. The Clerk will inform CHALC and will upload this to the website.

**118/23 Any other correspondence**

Correspondence from Robert Douglas – [link](#)

Cllr. Wakerly will draft a response to Cllr. Douglas' e-mail. Cllr. Spence asked if a formal response would be sent to Cheshire East relating to the introduction of garden bin charges. It was agreed that this should also happen.

**119/23 To note the date of the next parish council meeting to be held on 21<sup>st</sup> September 2023.**