

Spurstow Parish Council

Minutes of a meeting held on 21st September 2023

Clerk: C Jones, Rose Cottage, Spurstow CW6 9TG clerk@spurstow.org.uk

October 2023

A meeting of the Council was held at St Boniface Church on Thursday 21st September 2023 at 19:00. The Council welcomes attendance by members of the public.

Agenda

- 1. Apologies for absence.** None received, Present – Gordon Whitehead, Jonathan Middlemiss, Barry Bell, Reynold Finney, Nell Jones, In attendance, - Yvonne Fairclough, Chris Jones (Clerk)
- 2. Declaration of interests. Members to declare any interests under the following categories: - Pecuniary interests, outside body interests, family, friend or close associate interests.** – None declared
- 3. of the previous meetings.** Agreed unanimously.
- 4. Adoption Minutes of Cheshire East Code of Conduct. To consider the Code of Conduct issued by Cheshire East Council and, if thought appropriate to adopt the Code of Conduct. The Chair has attended ChalC's course on the Cheshire East Code of Conduct, and briefly explained what was expected of Councillors in their role as Councillors.** Cllr. Middlemiss proposed and Cllr. Jones seconded the motion, which was unanimously agreed.
- 5. Co-Option of an additional Councillor. To consider the co-option of an additional member of the Parish Council.** Stuart Lee was asked if he would be willing to join the Parish Council, and was pleased to say that he would be happy to join. Cllr. Jones proposed and Cllr. Bell seconded the motion, which was unanimously agreed, thus Cllr. Lee was appointed. Councillors agreed to approach any members of the Parish who may be interested in joining the Parish Council.
- 6. To discuss any items raised by Electors. To be considered under the Council's Standing Orders.** None.
- 7. Flooding on long lane. To receive any updates from Councillors.**

Please see Appendix 3 for Cllr. Finney's email on this .

Cllr. Finney has met Roy Cook from Cheshire East last Tuesday, and has also met United Utilities, who attended very quickly to test the drain in question with dye – which led them to think that it was surface water, not foul.

The drain jetting team from Cheshire East Council visited the site on Friday 7th October 2022, Cllr Finney thinks that they may have disturbed the existing drains, but that their second visit on 31st March 2023 fixed it.

He discussed what was happening with the three drains by Green Butts Farm and Tithebarn. Roy Cook says that the A49 is not his responsibility. Cllr. Finney has spoken to Cheshire East Highways and asked them to clear the drains on the A49 – Cheshire East promised to get those responsible for maintaining the A49 to contact him, but nobody has yet.

Ms Fairclough said that although there had been major improvements since the drains were cleared in the spring, the gully on the left of Long Lane just to the Haughton side of Bunbury Lane is often blocked, and a danger to cyclists who have to swerve to avoid it, thus going into the centre of the road, bringing them dangerously close to oncoming traffic. The puddles on the A49, particularly northbound cause Cllr Bell and his neighbours on Nursery Lane major problems when trucks go through them, and sheets of water are thrown into his garden.

The Chair has also met Roy Cook, who told him that the maintenance regime was soon to change, but that he had no details at the time. Cllr. Jones suggested that she could generate a template complaint about the top 5 issues road safety issues in the parish.

It was agreed to bring this to James Pearson's attention and to specifically ask him for the relevant contact details of those responsible for the roads in the parish, particularly who is in charge of safety .

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Councillors will report flooding items to CE's website, as well as potholes, all copy to Edward Timpson. The Chair will draft a letter. (Please see Appendix 4.)

8. **Climate Emergency.** Update on action to support re-opening of Beeston station. Clerk reported that the organisation was not easy to contact, and seems to have become only a Facebook page.
9. **Planning applications, current, and outstanding. 23/2853N - Stone Cottage, 23/00489E The Old Stables, Jaspers Meadow Badcocks Lane, Please see appendices below.**
Cobblestones - There was some discussion about the application from Cobblestones – Clerk to write to Brook Cottage and ask if they would like to keep the Parish Council informed of progress if they would like to, copy any submissions to Cheshire East to the Parish Council.

Stone Cottage, there was some discussion, it is believed that Cheshire East Council are enquiring about wildlife in the area, otherwise there have been very few objections, and it is hoped that progress will be seen soon.

The Old Stables – it is understood that the development at the site is seen as a breach of planning by Taff Wilson at Cheshire East Council.
10. **Road safety improvements to the junction of Cappers Lane and Long Lane. The Council to discuss the recent accident involving a car and a motorcycle.** The Speed Indicating Device was in place on the Bunbury side of the corner, facing traffic coming from Bunbury, at the time of the meeting. It was suggested that the 40mph trigger for the “Slow down” message on the device should be changed to 30 or 20. The Clerk will move the Device to the Haughton side of the corner, Cllr. Middlemiss is to approach the homeowners nearby to apprise them.
11. **Speed Indicating Device. This has been on Nursery Lane recently. The Clerk will provide an update at the meeting.** – See above.
12. **Meadow House Park tribunal. Chair to give an update on the tribunal.** The Members of the Tribunal have visited the site (which has some 40 residents) earlier in September to ascertain the facts but there is no output from the Tribunal yet. It was noted that the Council were hearing this from Cllr. Whitehead as a representative of the resident's association, and that he would not vote on the matter. **Cllr. Jones asked Cllr. Whitehead to report back at his earliest convenience on any outcome from the Tribunal, and said that the Council would welcome the opportunity to visit the area.**
13. **Any other business raised by Councillors.**
 - 1) It was agreed to generate a corporate style and use it for Clerk and Chair emails and letters and perhaps some business cards. Cllr. Jones will investigate.
 - 2) Clerk to ask all Councillors for phone numbers for an internal telephone directory

A49 Spurstow - fixed camera position.

Following much discussion over several years, it was agreed that The Council's view on the best position for this has not changed and that it's current position works surprisingly well. The Chair, Cllr, Finney and Cllr. Middlemiss hope to attend the meeting with Cheshire East, Cheshire Police and the Contractors.

There being no further business, the meeting closed at 20:46 .

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Appendix 1

Cheshire East Development Management
Municipal Buildings
Crewe
Cheshire
CW1 9HP

15th August 2023

Planning Reference 23/2853N STONE COTTAGE, WHITCHURCH ROAD, SPURSTOW, CW6 9RU Views of Spurstow Parish Council

Dear Sirs,

Having considered the planning application above, and following our letters of 16th July 2022 and 11th May 2023, Spurstow Parish Council continue to recommend that this application is approved.

However we would ask that the plan is amended to ensure that visibility from any vehicle exiting Badcock's Lane be improved and a low barrier installed, perhaps with a hedge as well.

We have discussed this building several times previously, and would be very pleased to see the barn restored. Should you have any queries, please do not hesitate to contact the Parish Council.

Yours faithfully

C Jones
Clerk to the Council, for Spurstow Parish Council

Appendix 2

Just to keep you all informed, It appears a breach of planning has taken place in Badcock's lane.

This is being dealt with by Taff Wilcox enforcement officer.

I will keep you all up to date with any progress when he gets back to me.

Thanks

Gordon

----- Original Message -----

From:

"PLANNING ENFORCEMENT EAST" <PEenforcement@cheshireeast.gov.uk>

To: "Chair Spurstow Parish Council" <chair@spurstow.org.uk>

Cc: "WILCOX, Taff" <Taff.Wilcox@cheshireeast.gov.uk>

Sent: Thu, 31 Aug 2023 17:18:30 +0000

Subject: RE: 23/00489E

Dear Mr Whitehead

The case officer has visited the site and noted that there appears to have been a breach of planning control. Accordingly he has written to the owner in this regards but at present awaits a response.

The matter will be progressed by the case officer as soon as he is able on his return from annual leave.

Regards

Deborah

Deborah Ackerley BA(Hons) DUPI MRTPI Principal Planning Officer (Enforcement)C/O Delamere House

Appendix 3

Email from Cllr Finney 22nd August 2023

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Long Lane problem solved by C/E team. 1st visit Friday 7th October 22 and 2nd visit Thursday 30th March 23, not flooded since.

2. Katharine and Steve fully up to date following site visit Wed. 31st May 23.

3. To do, 3 road side gulley's need rebuilding.

4. Roy Cooke and I will have to have a look at the site mid September when Roy is back off holidays.

5. Damp patch at top of Long Lane is not road drainage problem, it is a minor leak on United Utilities foul drain system from Spurstow A49 and Peckforton Hall Lane on way to Bunbury.

Appendix 4 – Letter to Cllr. Pearson,

By Email only to : James.Pearson@cheshireeast.gov.uk

28th September 2023

Dear James

I hope you are well. I wondered if Spurstow Parish Council could take you up on your kind offer of some (hopefully quick) advice.

When we held our last meeting on 21st September 2023, matters were raised again which have been troubling parishioners now for some time. These relate particularly to the condition and – very importantly - safety of our roads. We have been doing our utmost to try and remedy these issues. However, the problem we keep coming up against is that we are not clear as to who, at Cheshire East Council or elsewhere, is the appropriate person with responsibility in the relevant areas with whom we should raise these issues. We are loathe to call on you for support in resolving these issues, until we are confident that we have done everything we possibly can to remedy them through the normal channels.

Please could you advise who has responsibility for the following (we appreciate it may be the same person for some). If you could provide the name, job title, contact email and telephone number, that would be a great help.

- Road drainage issues (B roads)
- Road drainage issues (A roads)
- Road condition (B roads)
- Road condition (A roads)
- Flooding (B roads)
- Flooding (A roads)
- Flooding of properties
- Road signage
- Traffic/road safety

If you prefer then we can arrange a call, or you are very welcome to attend our next meeting (30th November 2023). Below are examples of the issues in the above areas, and of the efforts we have previously made to have these rectified. However, I appreciate how busy you are, so I thought it was perhaps best to start by first ensuring that we raise these matters with the correct contacts at the Council (or other relevant bodies).

You may wish to forward the following comments to the appropriate persons, so they are aware of the issues before we contact them.

Flooding on long lane has been an ongoing problem for some time causing safety issues to motorists, cyclists, and pedestrians alike, not to mention the homes and gardens affected by the flooding.

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Cheshire East Council have jetted out certain grids and gullies which has relieved some of the problems but not solved the issues. We believe an inspection of the drainage system in full should be carried out and the involvement of our councillors included so we can work together to prevent future flooding and road safety issues.

We have had meetings with Roy Cook in relation to the road, but limited actions have been done to resolve the issues. There is flash flooding on the A49 trunk road which is also causing concerns in the parish. We believe there may be a connection between the flooding of both roads. Gardens located next to the A49 are having problems with water being thrown into their gardens when large vehicles are passing by. We have monitored the amount of traffic using the A49 and Long Lane.

Our issue is the increased traffic caused by new properties being built in the surrounding areas. These utilise Bunbury for shopping and medical services using long lane. We have a growing community and fear that the road system is falling behind as traffic increases. Road Safety is a large issue for us with several areas of concern. These are. The junction of Long Lane and Cappers Lane has had several accidents at this location due to a severe 90-degree corner. The signage approaching from Bunbury towards Haughton is ok, but from Haughton towards Bunbury it is poor. The road markings are faded and the 40 mile per hour speed limit too high for such a sharp bend.

The junctions from Badcocks Lane onto the A49 both have poor visibility and many accidents have happened on this road over the last few years. A proposal was given to Roy Cook and copied to Aki Tsakonas, which was originally submitted in 2021 but again no reply or action.

The condition of the roads surrounding Meadow House Park and the length of Badcock's lane is very poor and only basic repairs have been carried out. This is a very busy lane as it is a cut through from Houghton to the A49 heading south and vice versa and heavy vehicles to and from the farms and house builds are frequent.

Yours sincerely

Gordon Whitehead.
Chair Spurstow Parish Council

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Appendix 3

*Cheshire East Development Management
Municipal Buildings
Crewe
Cheshire
CW1 9HP*

15th August 2023

23/2083N Cobblestones, 3, CAPPERS LANE, SPURSTOW, CHESHIRE, CW6 9RP Views of Spurstow Parish Council

Dear Sirs,

Having considered the planning application above, Spurstow Parish Council recommend that this application is rejected in its current form, but would happy to reconsider its acceptance with the amendments set out below:

- 1) The positioning of the stables should be somewhere between the two variations shown on the original application and the later application – we would prefer some 15m to 20m from the garage of Brook House and aligned broadly with the garage of Brook House.*
- 2) That it is made clear that the lighting will not be floodlighting, but will only consistent with allowing safe access to the proposed stable, and that it will largely face away from both Brook House and the road, to minimise disruption.*
- 3) That it is made clear that there will only be a small number of animals/horses kept there in keeping with domestic equestrian or “hobby-farming”.*
- 4) There must be suitable provision for the regular removal of muck and manure, which ensures that minimal*
- 5) The Council notes the considerable amount of recent work in the field and commends the much-improved drainage and wildflower planting along the footpath and stream*

Should you have any queries, please do not hesitate to contact the Parish Council.

Yours faithfully

*C Jones
Clerk to the Council, for Spurstow Parish Council*