

BOSTOCK PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 26th October 2016 Held at Davenham Methodist Church (Main Hall) 7pm

Present

Cllr. Beswick (Chair)
Cllr. Clarke
Cllr. Curry (Vice-Chair)
Cllr. Williamson

Parish Clerk Vicky Stock

47 members of the public were present

Apologies: Helen Weltman (CWAC Ward Councillor) due to illness

1. Meeting Opening.

The Meeting was opened by Cllr. Beswick

Cllr Beswick introduced herself and fellow councillors did the same.

Cllr. Beswick informed all in attendance of recent news we had received from TEM regarding their future ideas for Bostock. These plans were for Leisure facilities such as a covered sports Hall (Tennis Courts etc.), Lake, riverside café/restaurant, a hotel/offices, camping facilities, farm shop, holiday lodges and an ice-cream farm type tourist attraction. TEM have not provided any copies of plans for us at present.

Cllr. Clarke informed the room that TEM have brought this to the council's attention due to a deadline for the Local Plan Part 2. TEM have submitted a response to the Local Plan and have provided the council with a copy of this (a copy is on our website). The local parish councils/public will be invited to comment on this plan from 15th December. Bostock Parish Council will be commenting and this is when we will see if CWAC have included TEM's plans for the village.

Tatton tenants have been sent a letter asking them to meet to discuss the future plans of the village; however the letter was very vague and did not mention any of the above. TEM are available to meet on Tuesday 1st November and Wednesday 2nd between 12-6pm. Please contact Helen or Pam on 01565 654 107. One member of the public said that the letters had been selective and some tenants had not received a letter at all. The general view was that the whole village should have received the letter as the TEM plans would affect the whole village drastically. The council encourages Bostock residents to contact TEM and request a meeting. TEM said initially they wanted to meet with residents one to one.

One farm tenant has already not had their lease renewed and one other farmer has been advised that their 3 generation lease can be withdrawn from if it is changed under 'change of use' for the land.

The floor was then opened for questions/comment from the public. One member of the public asked for a show of hands to whether they were for or against this type of development for the village. The show of hands was unanimously in objection to the TEM plans. Cllr. Beswick therefore stated that he parish council will obviously work for the residents and their wishes.

Questions raised included: Can agricultural land just be taken away? Does the land not have to stand for so many years before development? Is there anything the France-Hayhurst Will regarding the future protection of the village? How much of Bostock is in the conservation area?

Jim McCain from Tatton Estates arrived at the meeting approximately 7.30pm and introduced himself. Some questions were asked to Mr McCain directly. Mr MCCain suggested a full public consultation was required.

The public meeting closed at 7.55pm.

2. Apologies for Absence and Declarations of Interest

Cllr. Curry left after the public session due to childcare.

Declaration of Interest – No declarations of interest

3. New Councillor – Co-option

a) To discuss any candidates put forward (if any) and to co-opt if candidates have put themselves forward for the councillor positions.

It was **RESOLVED** that this item was deferred to a later meeting. Residents will be emailed with a view to fill this vacancy in the new year. Cllr. Curry will also be leaving Bostock in the new year so it is likely there will be an additional vacancy.

4. Approval of Minutes and update on Actions

a) To review and approve the Minutes of the previous Parish Council Meeting held on 3rd August 2016

BOSTOCK PARISH COUNCIL

With a minor amendment (Mobile Phone payment for August missed off £7.50), It was **RESOLVED** to approve the Parish Council Meeting Minutes (21st September 2016). Proposed by Cllr. Williamson. Seconded by Cllr. Clarke.

b) Recap and update on actions from previous Minutes.

Some actions were carried forward and are all noted on the Action List.

5. TEM Property Group

a) To receive any matters brought to the councils attention on behalf of TEM.

None other than mentioned in the public session.

b) To discuss any matters to bring to the attention of TEM.

None at present.

c) To discuss the possibility of granting a dispensation to TEM Plans

Councillors who have a conflict of interest e.g. Tenants each can consider whether to apply for a dispensation to further be involved in objecting to TEM plans (as first indication from the public looks to be the likely course of action). The clerk has given the councillors the forms to complete and they can consider this and then the full council will vote on whether or not to grant this. It was **RESOLVED** to defer this to a future meeting.

6. Finance

a) To approve the Financial Report and Monies for Payment.

It was **RESOLVED** to approve Bank reconciliation and accounts for payment. Proposed by Cllr. Beswick. Seconded by Cllr. Clarke.

As at 22nd September 2016, the reconciled bank balance was **£10,468.31** in credit.

Payments received

None

Payments for Approval for October 2016

DATE	PAYEE	DETAILS	CHQ No	NET £	VAT £	GROSS £
01/10/2016	Talk Mobile	Mobile Phone payment	DIRECT DEBIT	7.50	0	7.50
26/10/2016	Vicky Stock	Clerk Salary (September 2016)	100441	£125.72	0	£125.72
26/10/2016	Poppy Appeal	Wreath for Civic Parade	100444	30.00	0	30.00
26/10/2016	Vicky Stock	Expenses (September) Ink and Paper	100443	21.05	0	21.05
Total Payment						£184.27

7. Planning and Highway Matters

8. a) Applications Received for Consultation:

9.

Item No.	Application No	Proposal	Location	Comments by:
1.	16/03364/FUL	Extension to existing fence and continuation of existing patio	43 The Courtyard Bostock Hall Bostock Road Bostock Middlewich CW10 9JN	10 th October 2016
BPC Comments:		No concerns raised.		
2.	16/04554/FUL	Erection of Rear Conservatory	38 The Courtyard, Bostock Hall, CW10 9JN	3 rd November

c) Neighbourhood Plan

Neighbourhood Plan. The clerk will email residents to ask for help on this

BOSTOCK PARISH COUNCIL

d) Update from CWAC on traffic Calming

An email was received just before the meeting with two options (each option in the region of £20,000). Both involved speed bumps. Hatching was suggested to see if this could be an option. The clerk to speak with CWAC.

10. New Notice Board

a) To discuss/approve plans for a new notice board (pending approval from Tatton Estates/highways)

The clerk will ask CWAC for permission for the new notice board. It came to light that the old Oak notice board may be able to be refurbished. A resident will be looking into this for us. If this is not a viable option then we will look further at the options for buying a new notice board.

11. Website Update/Management

a) Website Update

The clerk has had some training on the website and can now update this.

b) Councillor email addresses to be set-up

The clerk reminded councillors to set up their council emails as soon as possible.

12. Christmas Lights

It was **RESOLVED** to not put lights in the Oak Tree at present due to safety in getting the lights on the tree (location near the road and would need cherry-picker use to install them. Also the property we were potentially going to use and electrical source is one of the farmers who have been given notice. A tree at the Hayhurst can be decorated instead and we can consider something more suitable for next year.

13. Financial Regulations Document

On-going

14. Correspondence

- An invitation was received from Transition Northwich for further information on the UK industry Task Force on Peak Oil and Energy Security. Councillors to advise the clerk if they can attend.

15. Urgent Matters

None raised.

14. Date of Next Meetings

a) Wednesday 16th November 2016 (Finance Meeting)

b) Wednesday 11th January 2016 (Full Council Meeting) – the clerk to book the Methodist Hall. – **TO BE CONFIRMED**

12. Closure of Public Meeting

The meeting closed at 8.55pm.