

Buerton Parish Council

Minutes of the Meeting held Tuesday 4th June 2013 at Hankelow Church Hall

Present: Cllr E Lancaster (chair) Cllr O Bonell Cllr N Bonell Cllr I Shaw Cllr A Goodwin
Cllr A Baddley
Parishoners 2

In attendance: J Kemble Clerk

1323 Apologies Cllr E Green Cllr R Bailey (CEC)

1324 Minutes The minutes of the Annual Council meeting of 04/06/2013 were signed as correct records.

1325 Disclosure of interests none

1326 Public Forum

Residents raised concerns over the retrospective planning application 13/3067N for an agricultural building on land adjacent to Wollfall Hall Farm . This was fully discussed .The conclusions are detailed in 1329 below.

1327 Business Matters

1327/1 Playing Field

Railing painting and repair . Clerk is soliciting interest and quotes but until the paths and gateways etc are installed and paid for the final scope and detail cannot be fixed.

Pathway contractor is being chased to start but no date is yet confirmed.

Rospa safety inspections have been carried out and the odd minor fault remedied.

Wicksteed have undertaken to repair the faults on the tunnel pipe ends under warranty.

It was agreed that signage re dogs, bicycles etc would be reviewed and put up, hopefully after the pathways have been finished. Clerk to find a supplier and circulate information.

Clerk to contact CEC dog warden to see if leaflets are available for a leaflet drop re dog fouling both for the playing field and pavement in Windmill Lane.

The request from Mrs Lilly for some screening along her property at 3 School Field Close was approved in principle. The proposal is to erect such a screen the School Field Close side of the boundary fence (to allow maintenance of the boundary) and transfer the ownership to Mrs Lilly.

Clerk confirmed that the Council have received three e-mails of approval from parishoners regarding the play area.

1327/2 Re-location of original War Memorial Complete . Rogers have done a good job.

1327/3 Audlem area local forum. Report put forward to next meeting.

1327/4 The paving round the new war memorial Another good job done.

1327/5 Status of the Parish land

The Clerk confirmed that previous searches to find the documentation relating to the parish land have disappeared. Word of mouth over the years has been that the land was bought by public subscription during 1904 (rent book exists) and given in perpetuity to the Parish of Buerton for the benefit of parishoners and on this premise cannot be sold. The Council agreed that this is the case.

1328 Financial Matters

1328/1

The following payments were noted/approved:-

J Kemble Salary (June/July)	£223.90
Zurich Munciple Insurance Extra premium for playground	£220.35
M Preece Excavations War Memorial paving	£1884.00
Dave Espley Rospa inspections June/July	£50.00

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1328/2

Receipt of land rent

£4561.92

1329 Planning and Development.

13/3067N Retrospective application for Agricultural Building.
Land adjacent to Woolfall Hall Farm.

The Council agreed to the following response to this application.

Site address is not Woolfall Hall Farm and the exact location is not clearly defined.

The applicant is not resident on the site, or at Woolfall Hall Farm and is not associated with it.

The existing building listed for the retrospective approval is not the only one on the site . A stable block exists and further building works appear to be in hand not covered by this application or any other current or previous application.

The Design and Access Statement lists the present and intended use as grazing for cattle and horses, but the type and quantity of the machinery currently stored on the site would seem far in excess of that required for this area of land, a mere 7 acres, and could well constitute the basis for a business for off-site working thereby requiring an application (retrospective ?) for change of use.

On consideration of the above Buerton Parish Council cannot support this application as” The Site-proposed use” clause does not represent the applicants full intentions and that the location/association implied in the application is not fully explained.

1330 Any other business

ChALC AGM on 24th October and LAP Area meeting of 26th September were noted.

1331 Councillors reports of meetings attended

None to report

1332 Dates of next meetings.

01/10/2013

03/12/2013

There being no other business, the Chairman closed the meeting at 8.20 p.m.