

**MINUTES OF THE MEETING OF THE MEETING OF THE BURLAND AND ACTON
PARISH COUNCIL HELD AT ACTON PARISH HALL ON 17TH OCTOBER 2024**

PRESENT:	Cllr J Thomas Cllr S Stott Cllr N Jackson Cllr C Lewis-Jones	in the Chair C Mace Cllr P Percival
APOLOGIES:	Cllr W Stewart Cllr M Wood	Chair Cllr J Pearson (CEC)
ALSO PRESENT	Dr. M Bailey (Clerk/RFO) Cllr B Posnett (CEC) Members of the public	

A minute's silence was held in memory of former Cllr Steph Thompson.

Cllr Jo Thomas was nominated to take the Chair.

PART A

208 APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Stewart and Wood. Apologies were also received from Cheshire East Councillor James Pearson.

209 DECLARATIONS OF INTEREST

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item. There were no interests declared by Members present.

210 CASUAL VACANCY

Members noted that a vacancy had arisen on the Parish Council after the resignation of Cllr Williams. The vacancy will be reported to Cheshire East Council, who will advertise the vacancy.

211 MINUTES - PARISH COUNCIL MEETING HELD ON 19TH SEPTEMBER 2024

Members **APPROVED** the minutes of the Burland and Acton Parish Council meeting held on 19th September 2024 as a correct record and the minutes were signed by the Chair.

212 REPORT OF THE CLERK/CHAIR

Members considered the following matters from the above minutes.

- Monks Lane – included later in the minutes.
- Road Safety – reported that verges/hedges had been cut back – it was suggested that this could be done when Monks Lane is closed on 28th October 2024 for around three days. Will ask for volunteers via the website/social media (**ACTION**). Cheshire East Council said that they would advise on this matter.
- Potholes on Ravens Lane – still an issue but will be removed from the log.
- Flashing 30 mph sign – will be included later in the minutes.

- Planning enforcement – included later in the minutes.
- Car Park – any updates will be reported
- Parking – resident reported that the issue is still a concern.
- Path from Wilbraham Lane to canal towpath – it was reported that some had been cut back.
- Hedges – has been reported to Cheshire East Council.

213 PUBLIC QUESTION TIME

A number of members of the public attended the meeting.

- Resident One – raised the issue of planning enforcement relating to Ravens Lane. Said that they wished to see planning enforcement carry out their work and enforce issues relating to the gate, the fence and getting rid of the cabin. It was emphasised that this should happen quickly.
- Resident Two – asked that work on flooding areas is completed during the works on Monks Lane and also provision of transport. Will be checked with CEC.

214 FINANCIAL MATTERS

The Parish Council considered the following matters under this agenda item.

214.1 Ledger/Bank Reconciliation Statements (1.4.24-30.9.24)

Members noted the Burland and Acton PC ledger/bank reconciliation statement for the period 1st April 2024-30th September 2024.

214.2 Budget Monitoring Report and Receipts and Payments Summary (Quarter Two – 2024/25) (Apr-Sept 2024)

The Burland PC budget monitoring report/receipts and payment summary to the end of quarter two (2024/25) (Apr-Sept 2024) was noted by Members.

214.3 Internal/External Audit 2023/24

Members noted and **APPROVED** the attached External Audit report for 2023/24. The findings included the following (comments from the Clerk also included): -

- That the AGAR was not published before 1st July 2024 and section 1, box 1 should be answered 'no' – it was reported that this was due to the necessity of re-doing the AGAR after initial submission.
- Section 1, Assertion 5 should be answered 'no' as the risk assessment was not considered during the financial year – risk assessment will be done during the current financial year.
- Section 1, Assertion 6 should be 'no' as an internal audit was not carried out during the financial year – an internal audit was carried out during the financial year.
- Unpaid cheques over six months old as at the year-end should be written back – figures in Section 2, Boxes 6, 7 and 8 should be £11,058, £72,229 and £72,229 respectively – the AGAR will be updated accordingly.
- Raised the issue of having an email system in place – this is included within the Council's website package.

- Not provided with analysis of receipts and payments during the year – this was provided to the External Auditor.
- Assertion 4 of the Annual Governance Statement should be ‘no’ and ensure proper provision of public rights for 2025/26 – this will be actioned during the next year.

214.4 Authorisation of Payments

Members **RESOLVED** to approve the following payments: -

- £272.95 Mark Bailey – Clerk (Oct 2024)
- £68.24 HMRC – Tax on Clerk salary (month 7 2024/25)
- £90.00 Warbrook Creative (Website)
- £132.00 Shires Accountants (Oct 2024-March 2025 Payroll)
- £474.00 PKF Littlejohn (External Audit 2023/24)
- £637.50 Nick Jackson (Gardening Services 18.7.24-17.10.24)

215 BOROUGH COUNCILLORS’ REPORTS

Cllrs Posnett attended the meeting and raised the following issues: -

- Consultation on moving the black bins to a three weekly collection. This is based on the legal requirement to have a weekly food collection.
- Road works – plans were circulated to Members.
- Council is looking at being more aligned with work of parish/town councils to allow more support to be provided.

216 HIGHWAY MATTERS/SPEED WATCH

The Parish Council considered highways issues in the parish and affecting the parish.

216.1 Road Safety

An officer from Cheshire East Council – Simon Skates - attended to talk about improvements in Acton village. Been conducting drainage survey works – some problems with the system which may require re-building. Some of the work will be focused on repairs to the drainage. Two phases of work – first starts on 28th October 2024 for around three days. Identified areas where there may be carriageway failure due to drainage issues. Will carry out carriageway repairs in these areas. Issues of flooding in the area were raised by Members. Will be planing out the road and allow build outs to move the centre line over. In terms of phase two, two gateway features will be built by Dorfold and by the primary school. Village gateway signs will be put in place with 30 mph speed limits. Bollards will also be put in place as part of the build out, which will be illuminated. The issue of cycling was raised and whether the cycle path could be brought up to the area from Nantwich. CEC said that they are seeking to bring in funds to develop ideas like this. The issue of the link to the path by the canal was also raised. Identified an area which could be used for short stay parking for drop off/pick up for the school. Members argued that this would not work due to the amount of traffic which would be coming to the school. Some Members asked for no parking to be allowed there, but this will be considered further. The hope is that vehicle speeds

will be reduced through the village – slowing people down who are coming into the village and giving priority to those leaving the village. Raised the issue of the house being built in the area, but no planning application in place. The option to extend the new surfacing was put to the meeting using alternative systems. The officer from CEC said that the costs of the process can be provided, based on concerns expressed by Members. It was clarified that any extension to Burford lights would need to come through a separate process. CEC said that they would liaise with Cllr Posnett regarding any street furniture in the area.

It was also mentioned that speed is an issue on Wrexham Road – bad accident occurred during the week. Data from the SIDs states that around 10% of traffic speeds along that route. A number of residents want to see traffic calming on the road and this will be reported to PSCO Sharon Jones, who will be asked to produce a report asking for CEC to deal with the issue. It was also recommended that a road safety assessment is carried out by CEC **(ACTION)**.

216.2 Speed Gun

It was reported that this is not being used now – waiting for re-training in February 2025.

216.3 SID Location

Members agreed to keep the SIDs in the same places. It was also reported that there were no updates on the flashing sign – will report to Cllr Pearson **(ACTION)**.

217 PLANNING MATTERS

The Parish Council considered planning matters affecting the parish.

217.1 Planning Applications

The Parish Council considered the following planning applications.

24/3400N Land Off, Chester Road, Acton

Change of use from equestrian stables to fitness centre, equestrian arena to car park and fields from grazing to assault course and dog exercise field. Additional temporary structure, constructed of scaffolding poles and re-used timber. Sited on existing hardcore area. Erection of timber and metal apparatus to create outdoor assault course.

Members asked whether planning permission had been secured to have horses there in the first place. Members expressed concern about increase in traffic movements and proximity to the traffic lights. It was reported that planning permission to have two stables in 2008, no horses on the site since. There have been changes in ownership and issues with the site in terms of noise and enforcement. The place has been run as a business (fitness centre) and have added buildings to the site without permission. This appears to be a retrospective planning application. It was

noted that the site would be inspected by CE Planning. The dog part of the site appears to be a separate enterprise with no permission. Noise is still an issue, and an assault course may result in more noise. It was agreed that Cllr Posnett call the application in – this objection would be based on this being a retrospective application.

24/3694N The Old Windmill, Ravens Lane, Burland, CW5 8PG
Listed building consent for proposed garage for the storage of a vintage steam engine and equipment.

It was reported that the resident has had a steam engine on the site for many years. The new building will be closer to the current building, and it would be better for the area to take out the temporary structure and put it into this new proposal. The Council expressed support for the application.

24/3580N The Old Windmill, Ravens Lane, Burland, CW5 8PG
Proposed garage for the storage of a vintage steam engine and its equipment.

See comments above.

24/3687N St Andrews Court, Swanley Lane, Burland, Nantwich, Cheshire, CW5 8PZ
Replacement of existing stables with detached swimming pool block and single storey extension along with the change of use from existing paddock to garden area within the residential curtilage (c3).

No objections to the application.

217.2 Planning Enforcement

Members commented on the issues around Wood View – asked that Cllr Pearson is requested to support the residents on this matter to get planning enforcement carried out. Members asked for the matter to be escalated if possible. It was requested that the permitted development rights on the site are clarified (**ACTION**).

218 PARISH COUNCILLOR REPORTS

The following issues were raised under this agenda item.

- Remembrance – will order a wreath (**ACTION**)
- Flooding Wrexham Road – work done by landowners has been well received

219 DATE OF NEXT MEETING

The next meeting of the Parish Council will take place at 7.30pm on Thursday 21st November 2024 at Acton Parish Hall.

.....Chairman

The meeting commenced at 7.35pm and concluded at 9.15pm