

Minutes of Tilston Parish Council
Meeting held at Tilston War Memorial Hall
21st January 2022

PRESENT

Councillors

Chairman – Mike Hearn

Penny Honeybourne

Kelly-Marie Huxley-Roberts

Ian Munro

Nicola Prince

Neil Ritchie

Non-Parish Councillors

CW&C Cllr Paul Roberts

PCSO R McKevitt

Public – 5

APOLOGIES

Mark Bickley - unwell.

DECLARATION OF INTERESTS

No interests were declared.

PUBLIC PARTICIPATION

Church Road

The Parish Council were asked what was going to be done about the issues of inconsiderate parking and obstruction on Church Road particularly at school dropping off and collection times. It was noted at these times residents are unable to access their drives or park on the road outside their properties.

Tilston Playing Field Association (TPFA)

The Council was asked to look favourably on TPFA's grant application which would be used to pay the insurance for the Field. It was reported due to Covid TPFA had been unable to fundraise over the last 2 years and that the money raised before then had been for the refurbishment of the pavilion.

CW&C Cllr Paul Roberts Report

Cllr Roberts reported on a meeting with the newly appointed CW&C officer responsible for Broadband, the notes of which had been circulated to Councillors. It was confirmed it was important that those properties that do not have adequate broadband should contact the Clerk to be brought to the attention of the CW&C officer.

It was agreed to include this information in the next Reporter.

It was noted that lack of mobile signal was another key issue which the officer will deal with but was recognised as being harder to resolve.

Road Safety Malpas Road

Cllr Roberts raised that a resident had contacted him regard road safety concerns on Malpas Road, noting a letter had also been sent to the Parish Council and circulated to councillors. The letter stated the only practical solution would be speed humps, it was confirmed the matter will be included on the Council's March agenda and in the meantime the Clerk had contacted Highways to ask if speed humps would be permitted and their cost.

Other Highways Matters

It was reported that the speed limit on Church Road is universally ignored, and it was noted that Tilston has access to the speed gun and does carry out speed awareness sessions which residents can volunteer to take part in.

It was agreed that the majority of issues are the result of inconsiderate drivers.

A greater police presence was requested at School drop off and collection times and that those parking inconsiderately be ticketed.

It was stated that the problem has got worse in the last couple of years and that a solution could be for the planning application on Church Road to include a car park.

CO-OPTION

RESOLVED 22/725 - That the council suspend the standing orders to allow for a paper ballot.

RESOLVED 22/726 – that the Mr Bill Joyce be co-opted to Tilston Parish Council, Mr Joyce signed the acceptance of office and joined the meeting.

CHURCH ROAD PARKING ISSUES

Councillors noted that there had been repeated issues with parked vehicles on Church Road at school picking up and collection times causing obstructions as had been raised in public participation.

Cllr Ritchie declared an interest as a Governor at Tilston Primary School.

Cllr Ritchie confirmed the school has planning permission for a car park at the side of the school which could accommodate 7 or 8 cars, however the quotes received to date for the works have been too high. The school is now considering alternative designs which it is hoped will reduce costs and also increase the spaces available and include 2 disabled parking spaces. The addition of 14 parking spaces would accommodate all staff parking some of which is currently on Church Road but would not entirely resolve the issues.

It was confirmed the school had been heavily involved with staff, parents and the police to get the message out about inconsiderate parking.

The option of a drive through drop-off and collection scheme was discussed which it was noted is in place in Huntington and also Bickerton schools. It was noted such a scheme would be expensive as it would require dropped kerbs and would result in the loss of 2 or 3 parking spaces off the road.

It was noted a meeting had been requested with the CW&C Highways officer and the Clerk was waiting for his response.

A discussion took place as to whether double yellow lines on Church Road could offer a solution

MINUTES

RESOLVED 22/727 – that the Chairman signs, as a correct record the circulated minutes of the Parish Council meeting on the 4th November 2021.

PROPOSED CHURCH ROAD DEVELOPMENT

The developer had confirmed that they have contacted CW&C regarding the proposal and are waiting for a response. As such they have nothing further to report but are still keen to progress a proposal and in principle the distribution of a Housing Needs Survey in conjunction with the Parish Council. They noted they could not make a final decision on this until CW&C has provided clarification on their exception site policy position.

HOUSING NEEDS SURVEY

The Council note the notes of the meeting held on the 30th November, from page 348 of the minutes. The Council considered the information provided by Cheshire Community Action

including a model survey noting the cost for the survey from start to completion including the final report would be £2710.00.

It was agreed to consider this in more detail at the March meeting when the developer has more information and when CCA have responded to questions raised.

HILL FIELD

1) Jones Homes Letter

It was noted that no response had been received from Jones Homes to the letter requesting permission to create a car park on Hill Field, the Clerk confirmed that she had now sent the letter by email to Jones Homes.

2) Fencing

It was noted the Council had previously obtained costs estimates from 3 companies and had requested a detailed quote from the company which had offered the cheapest estimate.

RESOLVED 22/728 – that the Council appoint PJH Outdoor Solutions to undertake the following fencing on Hill Field:

- Pedestrian Gates from Hall and Duckington Lane
- Rear of Hall around proposed car park area
- Slip rails on fencing for wet area.

It was agreed that a group of volunteers should consider installing fence panels along the side of the Hall Parking area where a residents fencing has been damaged/removed.

STOPPING UP OF ROAD

RESOLVED 22/729 – That the Parish Council consent to the stopping up of the road as indicated at the Cape.

PLANNING

The Council noted the planning register, page 161, as circulated, no further applications had been received.

Councillors noted the response from the Acting Tree officer, further clarification was requested as to whether the removal of the hedge at The Oaks would have been approved had the hedge not been removed before permission was granted and highlight concerns that the replacement hedge planting may result in loss of light for neighbouring properties.

TILSTON BROOK

Councillors noted the notes taken on the Slow the Flow meeting held on the 13th January, from page 351 of the minutes. It was agreed a working group would meet to look at this project in more detail and identify areas where works could take place, it was noted that the Brook starts in Hampton Heath and as such neighbouring Parish Councils should be invited to join the working group.

ROUTE TO SCHOOL

It was noted a site meeting had been arranged with the landowner, headmistress and CW&C PROW rights of way officer to discuss if the footpath from Inveresk Road to Church Road could be improved to encourage families to use this route rather than walking along Malpas Road.

PLATINUM JUBILEE & OTHER EVENTS

It was noted the Platinum Jubilee will be celebrated with an extended bank holiday weekend from Thursday 2nd June 2022.

It was agreed to arrange a meeting with interested community members to discuss events

which could be held. It was agreed that planters should be red, white and blue and could also include flags.

The Council hoped this working group might also develop ideas for other events including for Christmas.

ACCOUNTS & PAYMENTS

1) Accounts & Payments

RESOLVED 22/730 – that the Council approve the accounts and payments as circulated on page 18 of the Cash Book noting that donations of £91.01 had been received at the Hill Field Event, and the payments as below: -

To whom paid	Particulars	Amount
N. Prince	Reim. Hill Field event	29.16
TWMH	Room Hire - NOV	82.00
Tarporley Parish Council	Training Contribution	17.92
A. Wright	SLCC Membership (12%)	28.08

Cllr Honeyborne declared an interest in Item 15.2 Grant to TPFA and confirmed she would remain in the room, take no part in the discussion, and would not vote as secretary to TPFA.

2) TPFA Grant

RESOLVED 22/731 – that the Council provide a grant of £1000.

EARMARKING & PRECEPT

1) Precept Consultation

Councillors noted the results of the precept consultation which had only received 4 responses noting concerns which had been voiced regarding the budget for Hill Field.

2) Earmarking & Precept

RESOLVED 22/732 – that the Council earmark the following funds:

Fixed Costs			Proposed 2022-2023
Salaries	Clerk		3100.00
Admin	Expenses & Printing		1500.00
Insurance			350.00
Room Hire	Meeting		200.00
Audit	Internal		50.00
Subscriptions	SLCC		100.00
Training			200.00
Election	Inc. £125 2020-2021		500.00
Gritting			500.00
Working Funds			2000.00
Discretionary			
Hill Field			5000.00
Grants			3000.00
Civic Event			1000.00
Projects			1500.00
CIL			575.00
			19,575.00
Next Year			3000.00

RESOLVED 22/733 – that the Council set a precept for 2022-2023 of £10,303, £36.27 per band D property for the year which equates to a 0% increase.

FUTURE MEETINGS

Given the Prime Ministers announcement on the 19th January it was hoped our meetings would return to more normality with our next meeting in March as scheduled in the GP Room.

Signed

Dated

The meeting closed at 8.16pm.

Ann Wright 24/01/2022

**The next PARISH COUNCIL MEETING
will be on Thursday 3rd March 2022 7.00pm.**

Notes of informal meeting to discuss a Housing Needs Survey for Tilston Virtually via Zoom, 30th November 2021.

PRESENT

Tilston Parish Councillors - Mark Bickley, Mike Hearn, Penny Honeyborne, Ian Munro, Nicola Prince, Ann Wright (Clerk)
Cheshire Community Action (CCA) – John Heselwood
Cheshire West & Chester Council (CW&C) – Rachel Rens

Purpose of Meeting: To discuss obtain an understanding of Housing Needs Surveys (HNS) and definition of Local.

Rachel Rens introduced herself confirming she works in the CW&C Housing Policy Team and is responsible for approving rural exception sites in terms of housing need.

John Heselwood stated that he works for CCA a rural support charity and has undertaken a large number of HNS for Parish Councils and CW&C. CCA is also involved in a large number of Neighbourhood Plans and other areas.

Rural Exception Sites

It was confirmed that Tilston is a designated rural area, therefore First Homes Exception Sites are not permitted and the only option would be a rural exception site if a HNS identified an unmet need for affordable housing that cannot be met through the existing affordable housing in the village or any pipeline developments. For example, if the survey identified a need for 5 affordable rented properties and 10 First Homes the developer could only build up to those 15 homes, they could not build more or different types of homes. They can however choose to build only some of the total unmet need, e.g. 10 First Homes and none of the affordable rented properties.

It was noted that rural exception sites are 'small' sites within or adjacent to the settlement boundary and there has to be an identified need for affordable housing for people with a local connection to the parish who cannot afford to rent or buy on the open market.

The survey would be supplied to all addresses in the Parish provided by CW&C.

The survey addresses:

- Current Housing need
- Need in the next 5 years
- What that need looks like – type of properties required (adapted, level access, flats, houses etc.)
- Who is in need – individuals, couples, families and no. of bedrooms required?
- Type of tenure people are looking for – affordable rent (80% market value), social rented (less than 80% market value), shared ownership etc.

It was noted that 1st Homes are a new tenure/concept. There are also Discounted Market Sale properties which work on the same principle but are tailored more to local property prices and incomes, and definitions would be included in the survey.

- The survey would also identify the age of those in need and any special requirements, for example, do the properties require adaptations or level accesses.

- Questions are included relating to income and assets to help identify if those in need would qualify for these types of property.

The surveys are posted out with a Freepost return envelope, in addition to an online version. John Heselwood would then analysis the results along with other statistics and information in detail. The results will take account of Tilston residents already on the housing register. It was discussed that some residents may need assistance to compete the forms.

It will also take account of existing social housing and affordable housing in the village and the turnover of those properties as well planning permissions granted and open market housing and house values and rents to provide context.

The Report will provide detailed summaries of what properties are needed including the number of bedrooms for the properties.

The report would be publicly available and is useful for considering other developments which may come forward, can be considered when taking part in CW&C planning policy consultations and also form strong evidence for a Neighbourhood Plan.

It was noted from instruction the HNS would take approximately 3 months to complete.

Local Connection

To have a Local Connection to the Parish, households must meet one of the following criteria:

- Live in the parish for at least 2 years at the date of the survey.
- Have previously lived in the Parish for a continuous period of at least 5 years
- Have direct family living in the Parish for a continuous period of at least 5 years, including parents, brothers, and sisters (inc. step) not grandparents, aunts, and uncles.
- Work or have a written offer of employment in the Parish.
- Be self-employed and working in the Parish for at least 12 months.

These criteria would be used to assess housing need via the HNS and if a development goes ahead would apply to allocations of both rented or bought properties on the site.

The properties would be allocated first to households with a local connection to the Parish for a set period and if not occupied, then to neighbouring Parishes, then the ward, then Borough.

It was noted that 20 or so units would be classed as a large exception site, the largest in CW&C is for 23 units in Helsby - which is significantly larger than Tilston.

1st Homes are available to households with a combined income of no more than £80K who have not previously owned a home.

Need

It was discussed that there is often a difference between housing need and what people would like. People may like to have 2 bedrooms but may only have a need for 1. Affordable rented properties will only have the number of bedrooms required by the household. When looking at low cost home ownership properties an additional bedroom is allowed.

It was stressed that people particularly those working from home require good mobile signals and broadband. It was confirmed there are questions in the survey regarding these services.

Work from Home

The survey will include questions around working from home and the Parish Council can consider extending this to identify what people require to be able to work from home e.g., workshops space, storage space etc noting these types of facilities can be scarce in the rural areas.

It was noted a development has been proposed in Neston which has live-work units.

It was emphasised the approach is governed by CW&C planning policy.

It was raised if the developer had had any conversations with CW&C planners regarding the feasibility of developing the site in practical terms and whether the Church Road site met the rural exception site criteria.

It was noted that anyone who has a Local connection can fill in the survey, including people who no longer live in Tilston, as well as those who work, but don't live in the village. As such, it is a good idea to get any businesses in the village to promote the survey to their staff.

It was agreed if the survey goes ahead there will need to be a push and publicity to get people to complete and return the survey noting there is a minimum return rate which needs to be achieved.

It was noted that survey would be confidential, and all responses would be dealt with by CCA.

The questions are based on best practice developed by the National Rural Housing Alliance, there is flexibility to add questions, but it is important these are relevant to housing need.

It was noted that there are a large number of options available to make properties more affordable including rent to buy properties where rent is low allowing tenants to save to purchase the property.

The need to downsize was recognised as often being a key need in rural areas.

Next Steps

The outcome of this meeting will be shared with the developer for comment.

John Heselwood to provide a quote to undertake the survey along with a template survey to consider.

The matter will be considered at the Council's January meeting.

All were thanked for attending the meeting

Ann Wright
1st December 2021.

Notes of Slow the Flow Meeting Virtually via Zoom, 13th January 2022

PRESENT

Tilston Parish Councillors:

Mark Bickley, Mike Hearn, Penny Honeyborne, Ian Munro, Nicola Prince, Neil Ritchie, Ann Wright (Clerk).

Cheshire Wildlife Trust (CWLT)

Jack Helsby (JH)

Purpose of Meeting: To discuss Slow the Flow projects.

Jack Helsby confirmed he works for Cheshire Wildlife Trust as a senior living landscape officer.

It was discussed who was responsible for the Brook in Tilston, it was thought it is largely classed as a 'main river' and is therefore the responsibility of the Environment Agency (EA). It was noted that permission is required from EA to carryout any works on a main river.

JH stated that that there had been a significant slow the flow project developed in the peak district as well as a number of small projects one of which has taken place in the Wych Worthenbury catchment area.

It was stated the majority of these projects are reactionary and are the result of funding coming available.

Landowners would need to agree to the works taking place on their land and that schemes can result in the land flooding. As such in some cases landowners seek a financial incentive for taking part in a scheme particularly if it can result in agricultural land being out of action due to flooding at certain times of the year.

JH confirmed he would provide a guiding principles document which explains different methods which can be used to slow the flow of Brooks etc, including:

Chop & Drop – where large trees are cut down and dropped streams.

Leaky Dams – where wooden dams are created which allow water through but slow the flow down.

Run Off Attenuation Features – reedbeds, ponds, floodplains.

It was confirmed these schemes are about balancing the water flow.

It was discussed there was a need to identify the area where any interventions could be place along the Brook and identify the landowners.

JH reported that CWLT are hoping to be involved in the Alford Brook catchment, a 3-year project of environmental measures resulting from concerns of low flow rates in the summer. The catchment area for the Alford Brook runs through Tilston from Hampton Heath.

The environment measures will include habitat restoration, creation of fish barriers and restoration of wooded areas.

It was agreed JH to keep the Council updated on progress with this project.

It was discussed that leaky dams could be used on the tributaries/ditches running into the Brook to manage flows into the Brook. It was also suggested that where mills had been historically sited along the Brook would be a good location for reed beds.

It was agreed to mark possible locations for reedbeds etc on a map to identify the landowner to contact.

It was raised that EA had advised there was need to keep the Brook clear to prevent flooding and how this relates to slow the flow projects. It was confirmed that schemes need to be judged in context and that slowing the flow upstream from Tilston would be make sense, but it would not be a good idea in the village itself or any built up area.

Next Steps

The Council will consider taking this project forward at their January meeting.

JH confirmed he would supply a link to the Land App which can be used to access maps etc.

It was suggested if the Council agrees to investigate this project further to contact the Middle Dee Catchment Partnership.

It was agreed the Clerk would inform JH the outcome of the council meeting.

All were thanked for attending the meeting.

Ann Wright 13/01/2022