

**Minutes of No Man's Heath & District
Parish Council Meeting
held at Cholmondeley Coronation Hall, Bickley
at 7.00 pm on Thursday 6th March 2025**

PRESENT

Chairman:	Cllr David Lithgow Smith	
Cllr James Crossland	Cllr Fran Lithgow Smith	Cllr Peter Guildford
Cllr Tim Harrop	Cllr Trevor Parker	Cllr David Pegram
Cllr Stephen Roberts	Cllr Michael Voisey	

Clerk - Mrs Ruth Shackleton.

Members of the Public and Parish – none

1. APOLOGIES

Cllr Kathryn Collings, Cllr Charles Higgle.

2. DECLARATIONS OF INTEREST

There were no declarations of interest made.

3. PUBLIC PARTICIPATION

There was no consideration of this item.

4. MINUTES

RESOLVED:- that the minutes for the Parish Council meeting held on Thursday 9th January 2025 (previously circulated) be accepted as a true and proper record.

Proposed by Cllr Harrop and seconded by Cllr Crossland.

5. ACCOUNTS AND PAYMENTS

5.1 Accounts:-

RESOLVED:- that the Council approve the accounts as previously circulated.

Proposed by Cllr

and seconded by Cllr Guildford.

5.2 Payments:-

Chq No	Payee	Amount
1004	Running Costs	£ 36.00
1005	Cholmondeley Coronation Hall	£ 30.00
1006	HMRC (Jan – Mar 2025)	£ 292.00
1007	UK City Images (website)	£ 300.00

Receipts:-

None received

RESOLVED:- that the Council approve the above payments.

Proposed by Cllr Pegram and seconded by Cllr Parker.

5.3 Bank Account:-

Reconciled balance of the Current Bank Account as at 31st January 2025:-
£19,032.35.

Balance of the Deposit Bank Account as at 31st January 2025:- £ 7,772.62.

6. INTERNAL AUDIT

Jake Gurr has advised the cost to carry out the internal audit is £125.00 plus VAT.

RESOLVED:- that the Council appoint Jake Gurr to carry out the internal audit at £125.00 plus VAT.

Proposed by Cllr Crossland and seconded by Cllr F Lithgow Smith.

7. PLANNING

7.1 Planning Register:-

The Council noted the planning register and the observations previously circulated.

7.2 Application:-

25/00216/PDQ - Prior approval under Class Q for the conversion of the existing building into six smaller dwellings at Land At Grid Ref 353103 348805 Bickley Town Lane Bickley Malpas

RESOLVED:- The Council object to the planning application based on the following observations:-

- Flooding concerns remain.
- Access concerns due to the narrow road that accesses the site.
- A Drainage Strategy needs to be submitted
- The additional of six dwellings would generate an increase in the discharge of waste water (as detailed in policy 182 of the NPPF)

The Council agreed to re-submit the following observations:-

- (i) The plans as drawn would constitute over-development in a small local community.
- (ii) The road access is at the mid-point of single track road with no passing places and a nearby blind bend and is heavily used by large agricultural and heavy goods vehicles.
- (iii) The site and road are susceptible to frequent flooding, being totally surrounded by adjacent high ground with the only exit for ground water being a 4 ft wide gap into a land drain.
- (iv) The drainage along this lane is inadequate for the current traffic . Despite numerous attempts to get both Cholmondeley estate and Highways to rectify this situation, very little has been done . The gulleys are blocked at the top of the lane so water runs down the lane, collecting at the bottom . It then floods the bottom where the only outlet is a 3 foot wide open ditch leading to a land drain.
- (v) In addition to local residents the lane is used as a “ rat run” short cut connecting Bickerton Road to the A49 by non-locals and delivery drivers - many travelling at speed , together with huge farm vehicles , who take up the whole width of the lane, also travelling at speeds unsuitable for the width and dangerous bends .
- (vi) 6 x two and three bedroom houses will result in at least 12 additional cars on this already over used lane. There is no local bus within 1.5 miles of this location so all residents will need cars to travel to and from work and amenities.
- (vii) The proposals only make provision for one car per property . It is therefore unacceptable to expect future residents to park their second car / visitors cars on an already narrow lane with limited passing places.
- (viii) The proposed dwellings do not have gardens . As they are two and three bedroom properties I assume they will be for families . Without gardens there is no place where children can play , other than on the lane. This is highly dangerous and will certainly result in accidents.
- (ix) If the development was reduced to a maximum of four dwellings , each with at least two parking spaces and small gardens , together with an agreement that all drainage issues would be rectified then this may be a more workable and acceptable proposition.

Proposed by Cllr F Lithgow Smith and seconded by Cllr Parker.

7.3 Other Planning Matters:-

Cllr Harrop informed the meeting of potential planning matters on Back Lane, NMH.

8. **POLICE**

On 27th January 2015 there was a quarterly cluster meeting of the parish councils and parish meetings in the Malpas ward with the local policing team. The minutes have been circulated.

Parking concerns outside the Bishop Heber High School were discussed due to double white lines. It was confirmed that drivers must not park on a road marked

with double white lines except to pick up or set down passengers, or to load and unload goods. This means if the driver is in the vehicle waiting to pick up a student from school they are permitted to do so as this doesn't specify a time limit on what is waiting / parking. If a vehicle is empty it is deemed parked and only then it is in breach of the rule.

9. HIGHWAYS

Cllr Harrop updated the meeting in his report as follows:

- The damaged manhole has now been repaired; the next major issue is the refurbishment of the mini roundabouts. The news seems positive with a site inspection by an engineer this week. Positive action has yet to be confirmed.
- Pothole repairs seem to have speeded up now the weather has improved with more white lining being done and quicker follow up work taking place.
- Discussions over the need for repairs to the A41 are also scheduled.
- Speedwatch is due to be operational again soon.
- The road by the mini roundabouts in NMH is due to be resurfaced.
- Overgrown hedges on Witney Lane are to be reported to CWaC.
- Concerns were raised regarding fly tipping.

Cllr Roberts informed Cllr Voisey regarding the investigation into flooding outside The Firs which is reported to flood due to the lack of gullies on Chester Road.

CWaC Highways has confirmed that clearance of the existing drainage system is scheduled for completion before the end of this financial year and that additional gullies is being considered for installation as part of the works programme for FY25/26.

10. PUBLIC RIGHTS OF WAY / KISSING GATES

Cllr F Lithgow Smith confirmed that United Utilities have agreed to fund £9,000.00 for Kissing Gates. They are currently processing the invoice for the purchase of the original ten, with the money due to be refunded to the Council. The Council can then proceed to purchase a further eight which are to be then invoiced to UU for a further refund.

UU cannot fund the installation of the gates. Cllr D Lithgow Smith has contacted Martin Downes to request a quote for installation of the first 18.

CWaC has responded with costings for the section of the Sandstone Trail that is under water and requires a boarded walk to enable walkers. Cllr Roberts is to look into the flooding issue at the site.

RESOLVED:- that the Council places an order for the eight remaining kissing gates as and when UU have paid the funds to the Council.

Proposed by Cllr Roberts and seconded by Cllr Pegram.

11. LITTLERS CROFT

Cllr Collings circulated the following report prior to the meeting:-

- CWaC were contacted in January to explain that the new drainage that had been installed on the park unfortunately was not fit for purpose and was not taking any of the flood water away. CWaC have since installed new drainage near the seating area/ path, this will hopefully help prevent future flooding.
- CWaC is yet to respond regarding the other flooded area on the grassed area, which is extremely bad and unsafe for children playing.
- When the grass has been cut the new football goal nets are due to be installed.

12. VILLAGE GATEWAY SIGNS

Cllr Collings has contacted CWaC with the foundation calculations for the village post and asked if there will be any extra cost for them installing these while replacing the highway signs as discussed in the meeting with Highways. Also, a request was made for a time scale for when this work would begin so the joiner can go ahead and make the posts.

The Clerk is to chase this up with CWaC.

13. REPRESENTATIVE REPORTS

13.1 Malpas Joint Burial Committee (MJBC):-

Cllr D Lithgow Smith circulated the following report:-

- The newly formed Committee has now held two meetings, the second with the new Clerk (Ann Wright) in post, and it is now intended to settle in with 4 meetings annually and additional meeting as required.
- The Clerk has sent a letter regarding the financial position.
- There is a further issue looming regarding the Lodge. The rent from the Lodge is a major source of income for the Cemetery but work will be required to bring it up from EPC E to EPC C. The rules for assessing EPC gradings are due to change but the new rules have not yet been issued by the Government and nor are the deadlines for implementation certain as yet. The bottom line is that the Cemetery may require additional funding in the 2026/27 fiscal year and, if so, this will need to be taken into account in next year's budget.
- The Committee has requested the Parish Councils/Meetings to approve the following changes to the Committee's Terms of Reference:-

"4. Membership

That the notice given for a substitute to attend a Committee meeting be reduced to 24 hours.

5. Clerk

That the Year-end accounts of the previous financial year be presented to the Committee at their May Annual or First Meeting.

6. Chairman & Vice Chairman

That the wording be clarified to state that the chairman being elected annually can hold the post for a period not exceeding three consecutive years.

8. Meetings

That meetings of the Committee shall be open to the public in accordance with Parish Council Standing Orders Clause 3.d but the public shall not be allowed to participate at a meeting of the Committee (Parish Council Standing Orders Clause 4.ix)"

13.2 Bickerton Joint Burial Committee:-

Nothing to report.

14. SUMMER PLAY SCHEME

The Clerk has contacted the provider regarding dates; they have confirmed the cost per child per day will be £20.00.

Cholmondeley Coronation Hall has confirmed the hall is available w/c 28/07/25 and the cost is £500.00 (this will need to be included in the daily charge).

ACTION

RESOLVED:- the Council agreed to the following:-

- Confirmed the date for the Sumer camp as w/c 28/07/25.
- To instruct Military Style Education at a cost of £20.00 per child per day.
- To book Cholmondeley Coronation Hall at a cost of £500.00.
- To set a daily rate (per child per day) of £25.00 per child per day.
- To promote the event (e.g. Facebook, Noticeboards, email previous attendees etc)
- To write to local companies to request sponsorship.
- To confirm the Risk Assessment, security and insurance arrangements with the provider.

Proposed by Cllr Voisey and seconded by Cllr Pegram.

15. VILLAGE EVENTS WORKING PARTY

The Council considered setting up a Village Events Working Party and making provision for financial arrangements between meetings as detailed in the Council's Financial Regulations.

The main purpose of formally setting up a Working Party is a formality so as to ensure that the Council's insurance policy covers any events that are organised through the Parish Council and for audit transparency purposes.

RESOLVED:- that the Council set up a Village Events Working Party and to ringfence the funds raised in the Council's bank account.

Proposed by Cllr Roberts and seconded by Cllr Pegram.

16. LAUREL BANK SURGERY

Cllrs noted that the situation with the pharmacy appears to have improved since the last meeting.

17. DOMAIN NAME

The Clerk has spoken with Then Media regarding query for gov.uk domain and they have advised that there are a number of guidelines / criteria that need to be fulfilled to become an accredited provider for gov.uk websites.

Then Media have fulfilled the required criteria but have not been able to contact anyone at gov.uk to progress the process.

They do not see any reason why they will not be appointed as an accredited provider for gov.uk websites.

Currently, it is only advisory for PC to have a gov.uk website; however in time it is likely to be compulsory.

The Clerk has spoken with the current website provider and he will not be supporting gov.uk websites; he advised that Farndon parish council is looking to move to a gov.uk website,

18. CLERK'S REPORT

18.1 Whitchurch Household Recycling Centre:- update from the Ward Cllr circulated.

18.2 Meeting with Highways to discuss the A41:- arrangements in progress.

19. CORRESPONDENCE

A list of correspondence received was previously circulated.

Signed

Dated

Scheduled Parish Council Meetings

DATES FOR 2025 MEETINGS

Thursday 9th January 2025

Thursday 6th March 2025

Thursday 1st May 2025

Thursday 3rd July 2025

Thursday 5th September 2025

Thursday 6th November 2025