

**MINUTES OF THE RIXTON WITH GLAZEBROOK PARISH COUNCIL  
MEETING HELD IN THE COMMUNITY HALL, MANCHESTER ROAD,  
HOLLINS GREEN AT 7.45 P.M. ON THURSDAY 15<sup>th</sup> MARCH 2018**

**Present:** Cllr Trenbath, Chairman  
Cllrs McLachlan, Johnson and Andrews  
Parish Clerk I.M. Lowe

Code of Conduct – Declarations of Interest  
Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012  
Members are reminded of their responsibility to declare any disclosable pecuniary or non-pecuniary interest which they have in any item of business on the agenda no later than when the item is reached.

Declarations are a personal matter for each Member to decide. Whilst officers will advise on the Code and its interpretation, the decision to declare, or not, is the responsibility of the Member based on the particular circumstances.

The Parish Council will take account of Section 17 of the Crime & Disorder Act in all their discussions and decisions.

**130. APOLOGIES FOR ABSENCE** were received from Cllrs Banner, Clarke and McCarthy.

**131. COMMITTEE REPORTS**

**A: Warrington Borough Councillor McCarthy:-**

Cllr McCarthy sent the following email:- Asked if the grit bin on old Manchester Road had been replaced and asked Parish Council to confirm this.

Secondly Church sign, he thought it had been sorted as nobody told him sign had not appeared. Now in hand.

Last night David spoke very well at planning. No decision made deferred because of 21 caravans being lived in for over ten years. Impact on families if they served notice on the 1st December, where would they go.

**RESOLVED:-** That the email be received and the Clerk to inform Cllr McCarthy that the grit bin has been replaced.

**B: Police – Roger –PCSO** reported that there have been neighbourhood disputes which have been sorted. He also told the Parish Council that from next month he would be moved to Culcheth but Bethan would be staying in RWG.

Cllr McLachlan reported that there have been break ins in School Lane by 3 people wearing balaclavas. Residents have reported and last evening there was a break in at the Black Swan. The Parish Council asked if the Police could monitor the area.

RESOLVED:- That Roger ask for a better Police presence in the area and that the report be received.

**C: Friends of Hollins Green Cemetery – No Meeting.**

**D: Parish Plan Meeting – No Meeting.**

**E. Community Hall – No Report.**

## **132. MINUTES**

The Minutes of the Parish Council Meeting held on 15 February 2018 were submitted to the Meeting.

RESOLVED:- That the Minutes of the Parish Council Meeting held on 15 February 2018 be accepted as a true record.

## **133. Matters Arising – None**

## **134. CHAIRMAN'S REPORT**

The Chairman submitted the following report:

**HS2** - Following a request HS2 members attended an early meeting – see notes.

HS2 are trying to make a date, sometime in June, with the Community Hall to hold an open day for the community.

**Glamis Wood** – nothing to say.

**Path across the green** - The path is now completed as per Warrington Borough Council's email suggestions. 57 square metres of tarmac, removal of bricks and debris, grass seeding and re tarmacking around base of gate posts at the Manchester Road entrance.

**Website** - Contacted by resident and informed of incorrect number on website for Electricity number now corrected.

**Colliers** - Awaiting new meeting date, Cllr Hill to arrange.

**Play area** - Quote from Wicksteed to repair the wetpour initial estimate was £1668 + vat which included concrete plinths which were already installed, new quote £1200 + vat.

Walton Civic Sunday 25/03/2018 cancelled.

RESOLVED:- That the report be received and noted.

**135. Chairman's Projects – None**

**136. Various Highway Issues raised in previous Meeting**

The Clerk submitted the following email in response to the highway issues raised and reported by her to WBC :-

“Regarding your recent highways issues, I can now advise you as follows -:

Dam Lane Rixton - An inspection of the carriageway was undertaken on 9<sup>th</sup> March 2018. 12no defects that meet the threshold for repair were identified during this inspection and appropriate works orders have now been raised.

Dam Head Lane Rixton - An inspection of the carriageway was undertaken on 9<sup>th</sup> March 2018. 7no defects that meet the threshold for repair were identified during this inspection and appropriate works orders have now been raised.

Glazebrook Lane junction Manchester Rd Hedges – A letter has now been sent to the owners of the land Mount Pleasant Farm to cut back the vegetation.

Glazebrook Lane gullies – I have been advised by the drainage supervisor that cleansing of the carriageway gullies on Glazebrook Lane are on a yearly maintenance cycle and will be carried out as part of scheduled works during August 2018.

Moss Side Lane gullies – I have now raised to have the carriageway gullies adjacent to the Brickworks cleansed, this work will be undertaken within the next 10 days.

Birch Road – Opposite number 14 – Remedial work has now been raised to reinstate the footway, this work will be undertaken within the next 7 days.”

RESOLVED:- That the email be received and response agreed.

**137. Hags. Glasdon, Clerks and Councils Direct, Broxap, In the Know, The Clerk.**

RESOLVED:- That the aforementioned be circulated.

**138. Playability**

The Clerk submitted the under mentioned email:-

“Playability is a local charity that started in 1986 and supports children with severe learning disabilities and other complex needs in Warrington. There are currently two families registered with Playability who live in your area.

We run school holiday playschemes and a swimming club which provide an opportunity for our children to play, make friends and develop their social skills in a fun and safe environment, whilst offering much needed respite to their families.

Playability offered 13 days of playschemes during last year’s summer holidays and other days throughout the year, with a weekly evening club and swimming lessons during term time. In recent years we also introduced two days of playscheme at Christmas, to support the families and offer something festive for the children.

We need donations and support to ensure the future of our playschemes, specialised swimming lessons and activity club which are run by trained staff and many dedicated volunteers.

We are very grateful for your time.”

RESOLVED:- That the Parish Council do not make a donation.

**139. Civic Voice says relaxing planning rules will not solve housing crisis.**

The Clerk submitted the following email:-

“Ahead of the long-awaited publication of a consultation on the National Planning Policy Framework by the Government, Ian Harvey, Executive Director of Civic Voice said:

“We look forward to seeing the much-awaited release of the consultation on the National Planning Policy Framework. Outside of

local councils, the civic movement is the largest participant in the planning system, so we have years of experience and knowledge of how the NPPF is impacting communities across the country."

The formal announcement of the National Planning Policy Framework has yet to be published but is expected week commencing March 5th. Harvey added: "Civic Voice members reject the notion that good planning is a brake on the economy and housing delivery. On the contrary the best planned places are also the most economically successful."

Ahead of the publication, Civic Voice has highlighted 5 areas of concern as identified by Civic Voice members in its annual member survey, they include:

- Councils are using swathes of green belt for housing to meet housing targets.
- Developers are targeting greenfield sites stating that brownfield sites are unviable. Because there is only a "presumption in favour of sustainable development" and no dedicated brownfield land first policy, developers are interpreting the NPPF to suit their needs.
- The Duty to Co-operate is not working and we are not seeing enough strategic planning working effectively across the country.
- The changes to permitted development rights are undermining the performance of our towns and city centres.
- The planning system needs effective resources, particularly at local authority level, commensurate with the important role it plays. Planning is part of the solution not the problem.

Harvey finished by saying: "We agree with the Government that finding a solution to the housing crisis is essential, but another review of the planning system is only going to add confusion, not certainty. The barrier to house building arises from borrowing restrictions and economic uncertainty, not planning. Investors need certainty and introducing uncertainty through further consultations has negative consequences. If the Government wants to solve the housing crisis, they should look at bringing back into use the estimated 900,000+ empty homes across the UK, 330,00 of which are long term empty."

The National Planning Policy Framework is expected to be published week commencing 5th March and Civic Voice has an All Party Parliamentary Group for Civic Societies meeting taking place on March 13<sup>th</sup>.

## **NOTES FOR EDITORS**

Civic Voice is the national charity for the civic movement. We lead and support civic societies as a national movement for quality of place, with people actively improving their towns, cities and villages and promote civic pride. We speak up for civic societies and local communities across England. We believe everyone should live somewhere they can be proud of and we know how people feel about places because we feel the same way. Civic societies are the most numerous participants in the planning system. Since its launch in April 2010 Civic Voice has

been joined by over 290 civic societies with 75,000 members. Further information is available at <http://www.civicvoice.org.uk> including how to join Civic Voice (£10 individuals) and contact details for local civic societies.

RESOLVED:- That the email be received and noted.

**140. Public Footpath Signs Missing**

The following is the response from WBC :-

“We have received the attached contact regarding missing sign plates on new street lights.

Can you update the Parish Council that this has been passed back to our contractors to replace them.”

RESOLVED:- That the email be received and replacement of the signs awaited.

**141. North West Air Ambulance**

The Clerk submitted letter thanking the Parish Council for their £25

RESOLVED:- That the letter be received.

**142. GDPR**

The Clerk submitted the following email :- the purchase is £30 per pack (2 packs) so relates to £60 per month which is too expensive.

“We now can offer you the second pack of documents to help Councils comply with the new Data Protection regime by May 25th 2018.

This pack includes our briefing and compliance checklist to take you through everything you will need to consider undertaking. It is written in plain English and produced to help Councils get compliance ready. The Pack has been produced using ICO guidance.

The pack is provided as a zip file and each document can be tailored to your Council.

LCPAS - Pack 2 - Contents:

LCPAS Data Protection Briefing and Checklist

Privacy Notice Checklist and Adoption Confirmation

Email and Phone Log Consent Records

GDPR Awareness Checklist and Policy

GDPR Data Access Request Form

GDPR Data Portability Request Form

GDPR Automated Decision Request Form

GDPR Data Access Request Policy Template

Technical and Organisational Safeguards Checklist

Lawful Basis Checklist

Risk Assessments

Data Protection Jargon Buster

Data Breach Record

Amend, Remove, Restrict and Object Form

Examples of Personal Data help by Parish and Town Councils

CCTV Policy

Retention of Documents Policy

Councillors Data Protection Checklist

In addition to the pack provided for your interest:

ICO Data Protection Fee

ICO Leadership and Data Protection Checklist

ICO GDPR Breach Reporting Tips

ICO Disclosure of Personal Information Briefing for “

RESOLVED;- That the 2 packs at a cost of £60 per month be not purchased.

#### **143. Rixton Carnival**

The Clerk submitted the following email:-

“Please see the attached Event Notification Form for Rixton with Glazebrook Carnival which is to be held on Saturday 23rd June. Please also find the following additional attachments.

- Event Management Plan containing Event Site Plan
- Event Risk Assessment
- Safety Inspection Checklists
- Lost or Found Child Reporting Form
- Incident Reporting Form

- Accident Reporting Form
- Volunteer Declaration and Contract Detail Form
- Public Liability Insurance

A copy of all these documents, as you will see, have been sent to Marilyn Lowe, Clerk of Rixton with Glazebrook Parish Council.”

RESOLVED:- That the information be received and noted.

#### 144. Projects

**A: Recreation Ground – The following is the quotation for the work required to the recreation ground in respect of the wet pour:**

Please see the below table for a revised quote to repair the area:-

<u>CODE</u>	<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QTY</u>	<u>TOTAL</u>
6180-SPEC	26 linear metre wetpour repair; cut back and relay	£1,200.00	1	£1,200.00
				Subtotal
				£1,200.00
				<b>TOTAL EX. VAT</b>
				£1,200.00

*Please note this is not an official quotation.*

*All prices exclude VAT.*

*Errors and omissions excluded.*

*Wicksteed terms of sale apply.*

RESOLVED:-

(a) That the quotation in the sum of £1,200.00 + VAT be agreed and an order be placed with Wicksteed

#### **(B) WBC's Footpath adjacent to Hollins Green School**

The Clerk submitted the following email updating the Parish Council on WBC's proposals:-

““ I have spoken to our Estates and Valuation Manager and I can confirm that the Council will inspect and obtain the necessary specification/quotations for the remedial works at the above location. The intention will be to undertake the works as soon as is practicably possible.”

RESOLVED:- That the email be received and works awaited.

#### **B: Glamis Wood – See Chairman's Report**

**C: HS2/HS3 –** An information event will hopefully be held in June representatives from HS2 will be in attendance:- Traffic & Highways, Land and Property Specialists, Environmental, Engineers and Noise & Vibration Specialists.



**D: Parish Plan Groups** – Nothing to report

**E: Parish Council Website** – Telephone number amended.

**145. Footpath across the Recreation Ground**

(a)The Chairman reported that the path is now completed as per Warrington Borough Councils email suggestions. 57 square metres of tarmac, removal of bricks and debris, grass seeding and re tarmacking around base of gate posts at the Manchester Road entrance. Cllr Johnson feels there is a need for paper evidence of WBC's of WBC's inspection. The Chairman reported that he had emails which provided this evidence. Members discussed the works carried out and felt that 10% of the money should be retained for 6 months to ensure that should any defects arise in this period the Parish Council are protected and this would ensure any necessary repairs would be carried out.

RESOLVED:- That Network Surfacing be paid £21,746 the remaining £2,316 be paid in September if the works meet the approval of the Parish and Borough Councils.

(b) Signage – that this item be placed on the next Agenda for consideration.

**146. Accounts for Payment**

**A: RESOLVED:-** That the following 6 accounts be paid :

I M Lowe (1 month's salary)	£ 399.80	100471
HM Revenue & Customs (1 month's tax)	£ 99.94	100472
Network Surfacing Ltd – cost of		
Replacement footpath Recreation Ground)	£21,746	100477
I M Lowe (12 months internet)	£ 22.50	100473
I M Lowe (12months telephone)	£ 50,00	100474
Chalc (annual subscription)	£585.36	100476

**B. Bank Reconciliation** 01.04,2017 to 15.03.2018 (Cheque Number 100474)

RESOLVED:- That the Bank Reconciliation (Appendix A) be agreed and approved.

**C. INTERNAL AUDIT**

The Clerk requested permission to appoint an Internal Auditor and suggested the Auditor the Parish Council have used for the last few years JDH Business Solutions.

RESOLVED:- That the Clerk be authorized to appoint JDH to carry out the Parish Council's Internal Audit.

**147. PLANNING APPLICATIONS**

**A: RESOLVED:-**

Application reference: 2018/32128

Location: 163A, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5AZ

Description of development : Full Planning - Proposed Change of Use from B1 commercial offices to residential (C3)

No objection

Application reference: 2018/32179

Location: Site bordered by Chapel Lane and Manchester Road, Manchester Road, Rixton, Warrington

Description of development : Full Planning (Major) - Proposed construction of part three storey, part two storey 74 bedspace dementia care home (Use Class C2), together with ancillary facilities (laundry, cinema, salon lounge and dining) and associated access, parking, landscaping and external works (resubmission of application ref: 2015/26873)

Object Contrary to Green Belt in particular loss of openness within the Green Belt, inappropriate development in the Green Belt, sustainability is also an issue as is access onto Manchester Road and the fact that only 34 car parking spaces are available on the site

Application reference: 2018/32191  
Location: 28, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK,  
WARRINGTON, WA3 6HJ  
Description of development : Householder - Proposed single storey  
rear kitchen extension.

No objection.

Application reference: 2018/32233  
Location: Land south of School Lane opposite Cleve, School Lane,  
Rixton-With-Glazebrook, WARRINGTON, WA3 6LN  
Description of development : Prior Notification - Proposed steel portal  
frame building.

No objection.

Application reference: 2018/32232  
Location: MOUNT PLEASANT COTTAGE, GLAZEBROOK LANE,  
RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5BN  
Description of development : Full Planning - Proposed Stable Block  
(inclusive of Change of Use of the land where block is to be positioned  
to Equestrianism)

Object to location due to its visual impact onto Glazebrook Lane.

Application reference: 2018/32323  
Location: 234, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK,  
WARRINGTON, WA3 5AX  
Description of development : Section 192 (Lawful Development  
Certificate) - Proposed single storey extension to side and rear of the  
property and detached garage outbuilding.

Application reference: 2017/30018

No objection if in accordance with the 30% policy within the Green Belt

### **B: Chairman's attendance at WBC's Development Control Meeting**

The Chairman attended the Meeting in respect of the under mentioned site:-

Location: HOLLY BANK CARAVAN PARK, WARBURTON BRIDGE  
ROAD, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6HL  
Description of development : Variation of Conditions - Application for  
removal of Condition 3 (relates to a towing caravan site only and shall

not be used for permanent residential caravans or for caravans staying for longer than 28 days) in order to lift the restriction on maximum length of individual stays following Planning Approval 78/5983 and Planning Approval 83/14404.

**The following is the statement made by Cllr Trenbath at WBC's Development Control Meeting**

Application Number: 2017/30003 Part 1

PC Chairman's statement

Rixton with Glazebrook Parish Council supports the statements made against this application by Cllr McCarthy.

The Parish Council requested a condition be attached to any consent to limit occupancy of the site.

The Parish Council suggests that if an alternative permission is given that the use of the site should be limited to a 10-month period only and the site closed through November and December each year on the basis that (this type of condition is used elsewhere in the County).

Personal Residents Objection – Cllr Trenbath's

As there has been an ongoing breach of Planning condition since 2009, and at that time the site received a large fine, I do not understand why the Borough Council can even accept any application made by the owners. As a lay person the site should be made to conform with its present placed regulations and prove that over a period of time they can conform to then, before any further applications are accepted by this committee. I would also ask why following the fine for breach of Planning conditions in 2009, there was no follow up by the council to ensure compliance. Therefore I ask the committee to consider ensuring some form of inspection process be put in place.

Application Number: 2017/30018 Part 2

PC Chairman's statement

Rixton with Glazebrook Parish Council supports the statements made against this application by Cllr McCarthy.

Parish Council objects to this planning application for removal of Condition 3 as the future use of this site could mean that the site would become a permanent residential site and not as presently permitted, a transit site for touring caravans, with the limited stay of a 28-day period. The Parish Council suggest that if an alternative permission is given that the use of the site should be limited to a 10-month period only and the site closed through November and December each year.

### Personal resident's objection.

Again, I must stipulate, how can this Planning committee even think of giving approval for this application when they have so openly over a long period of time, flouted regulations. Until a time when they can prove they can work with regulations there should be no support for this application. To add, residents on this site are registered with local GP's which supports what we already know in that people have full time residency on this site.

RESOLVED:- That the report be received and formal decision from WBC awaited.

### **C: The Clerk submitted the following email**

"I've recently completed planning work for Parish Councils to the north of Warrington and would like to offer my services to Rixton-with-Glazebrook. I'm a chartered town planner and have worked for 20 years for and in the public sector. I lived in Warrington for over ten years, and was a Councillor for six, so I understand planning and politics in the area and really believe in local communities. I offer a free half day of work for new clients and can help with:

Responses to the emerging **Warrington Local Plan**. I've worked with Culcheth and Glazebury, Croft, Winwick and Poulton with Fearnhead Parish Councils to analyse proposals for low density housing, removal of land from the Green Belt and encouragement of motorway-dependent employment land allocations and new road building. An alternative strategy was proposed that would protect the Green Belt and allow communities to keep their identity.

Objections and representation to **planning applications**. I've recently helped create persuasive critiques for substantial applications at Haydock Point and Parkside.

Responding to **Government consultations**. For Culcheth and Glazebury, and Croft Parish Councils we responded to a fundamentally flawed proposed methodology that would encourage additional house building in areas with the least land available.

**Neighbourhood Plans**. I am lead writer for Marple NP and can help if you are considering your own Neighbourhood Plan."

RESOLVED:- That the details be retained should the Parish Council require help with any of the issues raised in the email.

## D. Salford Council

The Clerk submitted the following email for comment:-

“We are writing to you as you have previously commented on, or expressed interest in, one of Salford’s planning policy documents.

Please find attached a letter regarding the city council’s intention to undertake a review of its [Planning Obligations Supplementary Planning Document](#) (SPD) that was adopted in June 2015. We would welcome any comments which will assist us in informing the review of the SPD, particularly in terms of the following:

- 1) Which aspects of the current SPD should be retained or amended?
- 2) Are there any problems with the implementation of the current SPD?
- 3) Are the current priorities in the SPD appropriate; that is, affordable housing, open space, primary school places, transport, and public realm?
- 4) How can the transparency of the financial viability appraisal process for individual planning applications be maximised in order to maintain public confidence in the system?
- 5) What are the potential implications of the [government’s current consultations](#) on: the draft revised national planning policy framework; draft planning practice guidance for viability; and supporting housing delivery through developer contributions?

Further details and information on how to make comments are set out within the attached letter.

All comments should be received by the city council no later than 4.30pm on Friday 6 April 2018.

If you have any queries regarding this consultation please contact the spatial planning team on 0161 793 3782 or via [plans.consultation@salford.gov.uk](mailto:plans.consultation@salford.gov.uk)

RESOLVED:- That the email be received and any comments set direct to Salford at the email address above.

## 148. PARISH PROBLEMS

Cllr Andrews stated:

(1) that he had inspected the grids on Glazebrook Lane and 52 are blocked 32 are running the road has been swept but drains still not clear.

(2) Pot holes on Glazebrook Lane by lamp post No 21 and between 43 and 46.

Cllr Johnson - Shine the Light and Parish Councils intention to take on responsibility when works completed and paid for – feels due to traffic which could go over the trunking the cost this would have on the Parish Council – Clerk to check Planning permission and also with the Insurance Company should any claim be made

Cllr McLachlan – Issues raised at the WB Cllrs Surgery

1. Dog fouling – School Lane
2. Chapel Lane planning application
3. Path by the School
4. Drains Moss Side Lane
5. ASSI hedges need cutting

Cllr Trenbath

1. Chapel Lane, Moss Side Lane School Lane – road broken up.
2. Moss Side Lane- road markings in need of repair

## APPENDIX A

**Bank Reconciliation from 01/04/2017 to 15/03/2018**

**Presented to Parish Council Meeting 15.03.18**

**Checked by Cllr**

<b>Community Account</b>	£37,249.73
Community Account	£0.00
Business Savings Account	£52,520.90
TOTAL	£89,770.63
Unpaid Cheques	£24,959.15
TOTAL	£64,811.48
Balance BF	£60,586.78
Income	£47,454.15
TOTAL	£108,040.93
Expenditure	£43,229.45
TOTAL	£64,811.48

Signed

Chairman Councillor D Trenbath

Signed

Parish Clerk and Financial Officer Marilyn Lowe

Date 18/03/18



## **NOTES FROM MEETING WITH HS2 REPRESENTATIVES (Carole and Gilly) 15<sup>th</sup> MARCH 2018**

PRESENT: Cllr Trenbath (Chairman) and Johnson (late arrivals  
Cllr McLachlan and Andrews)

Parish Clerk IMLowe

The Parish Council stated to the representatives of HS2 their disappointment at their lack of an earlier response to the issues raised at the last Meeting.

Gilly reported that property Surgeries – haven't happened – going to have information events in the area dates to be confirmed.

Present at these events would be representatives from Traffic and Highways, Land and Property specialists, Environmental, Engineers, Noise and Vibration Specialists.

The Parish Council asked HS2 to consider having a tunnel and not a high level bridge – a bridge would split the 2 villages and the Parish .

The Parish has no facilities, public transport and development would cause considerable traffic congestion.

HS2 stated that Groups within the Parish(WI Community Hall, Friends of the Cemetary, St Helens Church and School as examples) needed to put forward their comments especially in relation to having a tunnel this would support the comments of the Parish Concil.

HS2 had suggested that the Parish could put forward a wish list that HS2 could support after works within the Parish:-

Suggestions from the Parish Council were

1. The Recreation Grund and Children's Play area
2. Bank Street Village Green

3. The Friends of the Cemetary
4. The Cenotaph
5. The Community Hall
6. St Helens Church and School

The Hybrid Bill is due in 2019

September 2018 will have a 12-16 week consultation period. This will give more information in respect to design and mitigation.

HS2 stated that plans would be available to the Parish Council prior to the information event. The Clerk stated that if HS2 unable to attend a Meeting to explain the plans a paper copy could be sent for them to consider.

Suggested Update \meeting – possibly April

June Information meeting prior to information events.

Marilyn Lowe