

RIXTON WITH GLAZEBROOK PARISH COUNCIL

Clerk to the Council : I M Lowe

5 Hartley Close
LYMM
Cheshire
WA13 OJJ

9 October 2017

Dear Councillor

I am writing to inform you that the Parish Council Meeting will be held in the Community Hall, Hollins Green, on **Thursday 19 October 2017**.

I trust you will be able to attend.

Yours sincerely

I M Lowe (Mrs)
CLERK TO THE COUNCIL

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.

/SEE AGENDA ATTACHED

A G E N D A

1. Apologies
2. Committee Reports
3. Minutes
4. Chairman's Report
5. Chairman's Projects
6. Matters arising from Minutes
7. Correspondence
8. Projects Update
 - (a) Recreation Ground
 - (b) Glamis Wood
 - (c) HS2
 - (d) Parish Plan – Operational Group
 - (e) Parish Plan Group Recreation & Leisure
 - (f) Parish Council Website
9. Footpath across Recreation Ground – to consider quotes
10. Accounts for payment
11. Planning Applications

Parish Cllrs please note the meeting will commence at 7 p.m. for a pre meeting.

**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 21 SEPTEMBER 2017.**

Present: Cllr Trenbath (Chairman)
Cllrs Clarke, Banner, McLachlan and Andrews
WB Cllr McCarthy
Parish Clerk I.M. Lowe

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

49. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Wright.
RESOLVED:- That the apologies be received and noted.

50. COMMITTEE REPORTS

A: Warrington Borough Councillor McCarthy

During recess period not much to report. Has been asked by Sharon Piggitt re getting the costings for the works relating to the lighting of the Cenotaph. Elm Road – street furniture clutter is an issue through the Borough - as Elm Road is a cul de sac, not thought necessary. The request for Church signs – 3 can be provided free of charge if they just say Parish Church – Cllr Trenbath will speak to Alan Domville to see if this is ok, if other information is required on the signs this would be at a cost. Cllr Trenbath stated that the traffic lights at Warburton Bridge towards Warrington are still obscured Cllr McCarthy will speak to WBC again on this issue. Cllr Trenbath also raised the issue of Glazebrook Lane railway bridge, the hedge needs cutting back as it is covering the pavement area causing danger to users. Cllr McCarthy will report to WBC. Cllr Trenbath also reported that flooding even during lighter rainfall is causing problems on road from Warburton Bridge to

Glazebrook Lane, Glazebrook Lane is also causing problems Cllr McCarthy will look into.

B: Police – Steve Bingham PCSO

Nothing to report.

C: Friends of Hollins Green Cemetery

Nothing to report.

D: Parish Plan Meeting – No meeting.

E. Community Hall – Minutes have been received.

F. Parish Surgery – Community Shop asked if they could have sign on the highway to advertise the shop – to be paid for by WBC. Mrs Green raised an issue regarding condition of grassed area left by contractors on Warburton View – Cllr Wright agreed to look into Cllr McCarthy will also check on this issue.

51. MINUTES

The Minutes of the Parish Council Meeting held on 17 July 2017 were submitted to the Meeting.

RESOLVED:- That the Minutes of the Parish Council Meeting held on 17 July 2017 be accepted as a true record.

**52. CHAIRMAN'S REPORT - Rixton with Glazebrook Parish Council
21st September 2017**

During the Parish Council recess period, there have been items that have needed Parish council attention, Village Green footpath contractors, fallen tree limbs Glamis Wood, traffic light occlusion by trees at the junction of Warburton Bridge Road and the A57. We have also had requests for comments on Planning Applications from Warrington Borough Council which require comments to be made within 21 days. All were dealt with by the Chairman and vice Chairman using executive decision.

1. August 1st Public Rights of Way meeting

(a) Rixton footpath 1 Manchester Rd Swithen Hill Wood supply and fit foot path sign.

(b) Rixton footpath 6 Dam Lane new post and sign.

New access to Risley landfill.

(c) August 17th WBC Local plan presentation at Culcheth Library.

Precis of the Local Plan

WBC undertook a 6-week consultation period on the scope of the Local Plan 24th October – 5th December 2016 and received 78 responses, the majority of which were from developers and land owners. All of

which have gone towards updating the Strategic Housing Market Assessment (SHMA). Information on WBC web site.

Within the Plan it states the use of Experian rates to forecast Warrington's future housing needs, which is suggested to be 1,113 units per year for twenty years and 381 hectares for employment land. Note, the Government are presently consulting on a standard methodology for calculating housing need across the country.

The council have looked at available land supply within the existing urban area and on greenfield sites outside of the Green Belt to produce their Masterplan.

The Council during processing of information have considered Minerals waste, Gypsies and Travellers all of which has been cross checked against the main Preferred Development options.

On HS2, the WBC has reassessed those parcels of land adjacent to HS2's Safeguard Zone.

Within WBC proposal it suggests that outlying settlements could contribute to the long-term sustainability delivering a number, of smaller sites in the early part of the PLAN.

The Local Plan states it will identify Mineral Safeguarding areas sand, gravel and sandstone plus shallow coal deposit and clay workings near Rixton.

The council also calls for the identification of future waste management facilities and to identify suitable sites.

With proposals within the Housing White Paper to minor revisions of the Green Belt boundaries to support housing development may help Parish Councils to determine which sites to release, should they wish to prepare a Neighbourhood Plan. The Council will discuss this plan with Parish Councils during the consultation period.

The Parish Council needs to submit comments and as WBC recognise there is no PC meeting in August they have extended the close date from 12th September to 29th September.

Chairman's response.

Rixton with Glazebrook has been devastated by the news HS2 are to build a viaduct through the parish which will effectively divide our community. With WBC now proposing building near to the line using HS2's Safeguard Zone as a measurement of adjacent land for development, when this Zone is only 60 metres measured from the centre of the line, WBC need to review their assessment process, housing could be built far too close, to the Viaduct and within the present, HS2 compensation Zones.

We are told the build for HS2 will take 10 years and large areas of grade 2 green belt will be used for its construction with further land to be used for its construction site. For 10 years this Rixton with Glazebrook is going to have its infrastructure stretch to the limits,

present day traffic, finds it difficult to deal with our local road network. Future traffic additions for the construction of HS2, possible road closures during construction will cause major problems for this area, any additional construction for housing will be devastating to our community, living here will be unbearable with an additional 40 homes in this Parish our community will be overwhelm. As mentioned HS2's construction will leave areas that could, in the 20years of this Plan be used to consider housing development if required rather than the proposal of earlier development which could cause severe problems for the immediate future of Rixton with Glazebrook.

Public transport to and from this area is poor at best, we have had to accept the large areas of land used for tipping, noise nuisance of the shooting range. The village being used as a rat run as traffic queues get worse at Warburton Bridge Toll owned by Peel Holdings. Traffic can only get worse, as at Irlam, Peel Holdings have built Salford Port and are now improving the road network system to deal with the major increase in heavy goods vehicle movement. Traffic flow at Irlam designed to relieve the traffic flow at their end of the A57 Barton Way, will have a major impact on traffic flow at the Rixton with Glazebrook end of the A57 with heavy traffic bypassing the M62 to get to M6 along Cadishead Way (A57), as it is a shorter quicker route to the M6, WBC have made no suggestions on road improvements to deal with this potential problem. With the present increase in traffic morning and evening along the A57, Warburton toll bridge, much worse over the past month as a consequence of traffic trying to find new routes due to the road works on Barton Way. Local air quality, as a result of such heavy traffic, can only get worse.

We are a small community largely farmland with a population of 1884 at the 2001 census, amenities in the village consist of two pubs a convenience store and a barber's shop, we have two churches and one school, which takes in 136 pupils and a railway station with two hourly train arrivals and departures and no proposed transport improvements for Rixton.

Questions I have for the meeting.

- a. Release of greenbelt needs to be justified, how are WBC reviewing greenbelt for its release for building?
- b. How do they estimate housing numbers per area and come up with 40 homes for Rixton with Glazebrook?
- c. How will WBC choose the site development?
- d. How will WBC deal with the additional requirements for infrastructure?
- e. Warrington being positioned between Liverpool and Manchester, so close to the motorway network and rail systems, it is very attractive to employers but as business

grows so does the need for employees. WBC are presently allocating sites for new housing to allow development of a big job market, but as we know employment draws in employees for all over and with such a good transport network, has WBC taken this into account and which prospectively, could mean they do not need the amount of additional housing.

f. The Path through the Village Green.

Following our successful grant application and with the support of the Parish Council, I have contacted all the contractors who made the original quotes to undertake the work. This was undertaken to ensure costs had not changed and they are still happy to be considered for the work, all have replied and are happy to be considered.

At the beginning of the grant application we were approached by the Parish Plan and asked if we could put lighting along the path, which we said we would discuss. They offered to apply for funding for the lighting unfortunately the contract that accompanies the Grant award from the Big Lottery, does not allow grants from other sources to be used alongside their funding which is solely for use on the path.

g. 5th September. Colliers liaison group

The group met with the understanding we would be able to review Colliers sites to visually be able to see the proposed sites for the public footpaths and bird hides but unfortunately due to heavy rain we were unable.

We discussed suggested sites for paths for the paths with the support of WBC Rights of Way officer and when they would be started, the first path at Moat lane will be put in over the next few months.

15th July Parish Residents surgery

- h. Request from Alan Domville for roads signs directing people to St Helens church. Request put to WBC through Cllr McCarthy who as managed to get the signs for free, they will be place either end of the Old Manchester Rd.
- i. Request from resident for a Street Play signs for Elm Rd, Cllr McCarthy has enquired with WBC, their reply was that street signs where to be reduced across the borough and thereby could not support this application.

Problems around the village 21st September 2017.

1. Manchester Rd A57 towards Cadishead, from the lights at Warburton Bridge Rd the road fluids badly during heavy rain.
2. Glamis wood old Manchester rd between the Black Swan and the lay bye, large tree branches broken and need removing.
3. Glazebrook Lane station approach, as you pass the new build on the right towards the bridge, bushes overgrown footpath and need cutting.

RESOLVED:- That the report be received and noted.

53. Chairman's Projects – Nothing to report

54. RWG Community Hall Minutes June and July, NW Air Ambulance including details of their new Fundraiser, Countryside Voice, Clerks and Councils Direct, CPRE Neighbourhood Plan, The Clerk
RESOLVED:- That the aforementioned be circulated.

55. Holly Oak Tree Services

The Clerk submitted letter and details of assets dated 24th July . This gave details of the forming of a new partnership of the Company.

RESOLVED: That the letter and details of the new partnership be received and noted.

56. Proposed Diversion of Footpath No 1

The Clerk submitted email and plan of the proposed diversion asking for the Parish Council's comments. The diversion would use the existing Mersey Way Route.

RESOLVED: That the email and plan be received and the Parish Council's comments on the proposed diversion are No objection to the diversion.

57 Response from Ruth Whitworth regarding attendance at a Parish Council Meeting

The Clerk submitted the following email:-

"I would like to cover the Community Initiative Fund, how community groups and parish councils can apply.

Our continued support to community groups.

Our wellbeing offer, courses such as Ageing Well, projects to reduce social isolation and Warrington Wellbeing, which offers one to one support for people who want to make lifestyle changes.

Opportunities for joint working, this could be joint projects around relieving social isolation, or looking at East Warrington wide projects, such as a youth project”

RESOLVED:- That the email be received and Ruth Whitworth be requested to not attend a meeting of the Parish Council but the Parish Council would be pleased to receive written information from her.

58 Casual Vacancy

The Clerk reported that the vacancy had been advertised and an election has not been called. A further advertisement had now been posted, one response has been received to date from Mr Maurice Johnson.

RESOLVED:- That the information be received and noted and the Clerks action be approved and Mr Johnson be invited for interview prior to the next Parish Council Meeting on 19th October.

59: Impact Initiative

The Clerk submitted invitation to join the initiative.

RESOLVED:- That the Parish Council do not join the initiative.

60. Meetings

CPRE Annual Meeting 19th October 2017.

61. Projects

A: Recreation Ground – Nothing to report.

B: Glamis Wood – Cllr Trenbath reported another tree was damaged-

RESOLVED:- That the Clerk request Holly Oak Tree Services to make good the tree.

C: HS2/HS3 – See attached separate Report Appendix A .

D: Parish Plan Operational Group – No report

E: Parish Plan Group Recreation and Leisure – No report

F: Parish Council Web – Nothing to report

G: Public Rights of Way – Footpath No 1 see Minute No 56. Footpath No 6 new sign to be erected. There will be a new footpath to Risley Landfill site.

62. Footpath across the Recreation Ground: to consider quotations:

Path across the Green request from the Parish Council for quote and updates from contractors. 21st September 2017

- Cllr Trenbath reported Big Lottery Funding

We applied for and were successful in being awarded £10,000 of match funding from the Big Lottery Fund, £10,000 being the maximum we could apply for.

The Big Lottery fund stipulate that the funding can only be used for the path and any money not used must be returned to them. They also state that we could not use funding for the path from any other funding agent. Any advertising of the path must refer to the Big Lottery Funding and show their logo.

Three companies were initially approached for quotes, Dave Webster and Mac Groundworks referred to us by WBC's Dave Cotterill WBC Parks and Woodland manager and Network Surfacing referred to us by WBC Paul Lawrenson Capital Projects Manager. All three have undertaken work for WBC.

Quote's from all three companies are all close and there is a question of security of the site, this has been put to two of the companies and the replies will be brought to the Parish Council 19th October and the successful contractor will be awarded the contract of work.

RESOLVED:- That this item be deferred to the next Meeting in order to request further information.

63. Accounts for Payment

A: RESOLVED:- That the following 10 accounts be paid:-

I M Lowe (1 month's salary)	£ 399.80	100432
HM.Revenue and Customs(1 month's tax)	£ 99.94	100433
I M Lowe (3 months internet)	£ 22.50	100434
I M Lowe (3months telephone)	£ 50.00	100435
I M Lowe (stationery)	£ 25.49	100436
Chalc (training Course)	£ 35.00	100437
Commutaports (bus shelter screen)	£ 580.00	100438
BDO (External Audit)	£ 360.00	100439
I M Lowe (printer ink)	£ 29.98	100440
Commutaports (bus shelter)	£2,310.84	100441

B: External Audit

The Clerk submitted details dated 1st August 2017 of the Notice of the Conclusion of Audit along with the Issues Arising Report the full report and Annual Return have been posted on the Notice Boards and the Post Offices from the 14th August 2017 to comply with the Audit rules. The Issues Relating report referred to the Assets/Inventory which has been amended in accordance with their requirement see Minute No 46C July Parish Council Meeting.

RESOLVED:- That the Notice of Conclusion of Audit along with the Issues Arising Report and Annual Return be received and noted and the Clerks action in posting the Notices on the Notice Boards and in the Post Offices be approved.

C: Bank Reconciliation

The Clerk submitted Bank Reconciliation for the period 1st April 2017 to 21st September 2017 Cheque Number 100439 see Appendix B attached.

RESOLVED:- That the Bank Reconciliation be received and noted.

64. (A) PLANNING APPLICATIONS

The following PLANNG APPLICATIONS received for Parish Council comments were received during the Parish Council recess period and were commented upon by the Chairman and Vice Chairman to accord with the 21day consultation period allowed by WBC.

Application reference: 2017/30844
Location: 273, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 5AU
Description of development : Householder - Proposed external elevation alterations to create a glazed bi-folding window element to the ground floor living room. Existing painted (porous) brickwork to be rendered with a proprietary Sto Therm render system.

No objections.

Application reference: 2017/30928
Location: 17, BRIAR AVENUE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6JH
Description of development : Householder - Proposed rear single storey extension with mono pitch roof and Velux roof windows

No objections.



Application reference: 2017/30935
Location: 94, GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 5BE
Description of development : Householder - Proposed single storey
rear and front/side extensions.

No objections

Application reference: 2017/30880
Location: 2, RAILWAY COTTAGES, DAM LANE, RIXTON-WITH-
GLAZEBROOK, WARRINGTON, WA3 6LG
Description of development : Section 191 Lawful Development
Certificate - Existing use of land as garden cartilage.

The Parish Council believe this land has always been cultivated.

Application reference: 2017/30628
Location: 1, MARSH BROOK CLOSE, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 6LR
Description of development : Section 192 (Lawful Development
Certificate) - Proposed garage conversion and enclosure of porch

No objections

Application reference: 2017/30980
Location: THE RHINEWOOD COUNTRY HOUSE HOTEL,
GLAZEBROOK LANE, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 5BB
Description of development : Discharge of Condition - Application for
discharge of Condition 10 (Phase 2 SI Report) to provide the
necessary validation report for Plots 4-19 following Planning
Application 2014/24573 and Appeal Ref No. APP/M0655/3001339.

No comments.

Application reference: 2017/30997
Location: 1, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 6FA
Description of development : Householder - Proposed new side
extension, new conservatory, new disabled ramped access.

No objections.

Application reference: 2017/31030
Location: 59, CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 6FA
Description of development : Householder - Proposed demolition of
existing conservatory and construction of single storey side & rear
extension.

Object looks too large for the site loss of private open space.

Application reference: 2017/31071
Location: Station House, Moss Side Lane, Rixton, Warrington, WA3
6HH
Description of development : Change of Use - Proposed change of use
from Office to single dwelling including extension.

No objections.

RESOLVED:- That the action of the Chairman and Vice Chairman be
approved.

**B: The Clerk submitted email from the Agent in respect of 59
Claydon Gardens:-**

FAO The Parish Clerk/ Parish Council,

We have recently submitted a householder planning application for the
above site: Application reference: 2017/31030 ; Location: 59,
CLAYDON GARDENS, RIXTON-WITH-GLAZEBROOK,
WARRINGTON, WA3 6FA.

The consultation period has ended but there appears to be a very short
email consultation response which simply states as follows:

*“Description of development : Householder - Proposed demolition of
existing conservatory and construction of single storey side & rear
extension.*

Object, looks too large for the site loss of private open space.

Marilyn Lowe Clerk to the Rixton with Glazebrook Parish Council”

It is unclear whether this response is a formal response on behalf of Rixton and Glazebrook Parish Council, or whether it is the private position of the Parish Clerk, or indeed another party (the wording is a little unusual for a Parish Council response).

We would appreciate clarification on the following:

- Is this the formal response of the Parish Council?
- Is this a “comment” response or a formal “objection”?
- Is this a response that has been discussed at a Parish Council Planning Meeting or similar, has been voted on and is the majority decision of the council/ committee?
- If so, are there minutes and an agenda confirming this?

Whilst all responses are important, how they are dealt with by the Local Authority and the implications of them can be different and it is important that the correct process is followed. Generally, where the Parish Council comments, this is minuted and the parties who have voted/ decided this are clear.

This particular application is smaller and has less impact than a previous application for the site last year which the Parish Council did not object to, and was minuted/discussed at a meeting in the normal manner. We attach a copy of the minutes for your information.

Your earliest response would be appreciated as the consultation period has ended and the case officer would like to move the application forward.

Regards Keven Lester”

The Parish Council considered the above email.

The Parish Council have also received an amended plan which took account of the amendments required by the Warrington Borough Council.

RESOLVED:-

- (a) That the email be received and noted.
- (b) The amended plan is now in accordance with the recommendation of Warrington Borough Council – The Parish Council no longer object.

C: Enforcement Actions

(1)The Clerk reported that with the authority of the Chairman she had reported to the Enforcement section of WBC the sign erected at the Manchester Road end of Glazebrook Lane, this had not been a Planning

Application. The sign has now been removed: (This action was taken during the recess period)

RESOLVED:- That the action of the Clerk and Chairman be approved

(2) Pitt Farm Glazebrook Lane: The Clerk reported that as the applicant had not complied WBC were now taking the appropriate action and an Enforcement Notice has been served:-

“Further to our previous correspondence, the owner of the property has failed to remove all of the vehicles being stored on the land and the Council has now served an Enforcement Notice to secure compliance. The Enforcement Notice comes into force on 22 September 2017 unless an appeal is submitted. The owner then has 45 days to cease the use of the land for the storage of vehicles and remove all stored vehicles from the land. I have attached a copy of the notice for information”

RESOLVED:- That the email and Enforcement Notice be received and noted and further action awaited.

(D) Local Plan

(a) Attached is the report and comments of the Parish Council in respect of the Consultation on the preferred Development Options (Appendix C).

RESOLVED:- That the Report be received and submitted to WBC as the Parish Council’s comments on the WBC Preferred Development Options.

(b) The Clerk submitted report on the Local Plan from CPRE:- Appendix D.

65. PARISH PROBLEMS

Cllr McLachlan raised the issue of the sign for the Community Shop – this is being dealt with by WB Cllrs.

APPENDIX A

Meeting of the Rixton with Glazebrook Parish Council with HS2 on

21st September 2017 –Representatives of HS2 attended – Gilly West and George Singh.

Parish Councillors David Trenbath (Chairman) Liz Clarke, Maureen Banner, David MacLachlan (Bob Andrews late arrival)

Parish Clerk Marilyn Lowe

The HS2 representatives stated that nothing had changes in relation to the route design.

They have a Meeting with Peel Holdings relating to the height of the proposed viaduct.

The Parish Council have requested Meetings with not only the Parish Council but with the residents of the Parish as they need the information which to date has not been forthcoming.

HS2 suggested that they start with Surgery events prior to January 2018 and would agree to holding some of these on a Saturday morning.

The Parish Council suggested that general information programmes could be held prior to the Surgeries.

HS2 suggested that some roads may need to be realigned and they needed information in respect of use of the major road, rat runs. Also needed information in respect of environmental issues e.g. parkland. **Suggested the Parish Council draw up a wish list for works they would like to see within the Parish**

Influence can still be made n relation to the route – ie tunnels, noise reduction methods, environmental litigation, can reduce size of trucks coming through the Parish as can be offloaded to smaller vehicles outside of the Parish. HS2 should have details/plans of how construction traffic will be stored and road to be used.

The Parish Council raised their concerns regarding the use of the A57 which is already a heavily used road and regularly has traffic jams and is a diversion route used when problems occur on the M6 the Toll Bridge also contributes to this situation.

HS2 agreed to send a letter to residents – they agreed to consult the Parish Council in respect of its content.

The development will not need a Planning Application but are however in touch with WBC via Stephen Hunter who will be contacting the Parish Council regarding the HS2 proposal and the effect on the highway network.

It was agreed that the HS2 representative would meet the Parish Council on a regular basis.

APPENDIX B

Bank Reconciliation from 01/04/2017 to 21/09/2017
Presented to Parish Council Meeting 21.09.17
Checked by Cllr

Community Account	£44,269.90
Community Account	£0.00
Business Savings Account	£52,419.87
TOTAL	£96,689.77
Unpaid Cheques	£1,623.53
TOTAL	£95,066.24
Balance BF	£60,586.78
Income	£44,426.48
TOTAL	£105,013.26
Expenditure	£9,947.02
TOTAL	£95,066.24

Signed
Chairman Councillor D Trenbath
Signed
Parish Clerk and Financial Officer Marilyn Lowe
Date 21/09/17

APPENDIX C

Notes of the Rixton with Glazebrook Parish Council Meeting with representatives of Warrington Borough Council's Local Plan Team – Michael Bell and Joanne McGrath – held on 21st September 2017

Present from the Parish Council: David Trenbath (Chairman), Liz Clarke, Maureen Banner, David MacLachlan.
Parish Clerk Marilyn Lowe

Michael Bell and Joanne Magrath explained the following relating to the Local Plan Proposals Preferred Development Option:-

The number of houses required in the whole of the Country is based on a general increase of 10% and a formula to equate to this is given by the Government. In Warrington there are formulas to reach the numbers required for Warrington :-

3. If we carry on with our past level of growth – 1,332
2. The extra level of jobs the Council is planning for – 1,113
1. Forecast new jobs for Warrington – 955

Forecast household growth - 738

It is felt that developers would want No 3

The minimum level WBC could put forward would be No 1

The basis for level proposed by WBC is No 2 – this is the number supported by the Parish Council

The Government have now proposed a new methodology which meets a level of 914 but the Government would probably support the higher number.

The WBC proposals have a shortfall of 9,000 - 24,000 homes are required over the next 20 years. If 15,000 homes could be built in the existing urban areas this means WBC need to allocate sufficient Green Belt land for 9,000 houses.

The Parish Council are not affected by the employment issues.

The 10% threshold equates to 40 houses over 20 years within the Parish. These house do not have to be within one site area but can be distributed throughout the the Parish on for example individual sites.

Green Belt – WBC have considered 3 options to their approach for Green Belt release across the Borough as a whole.WBC have chosen Option 2 as they think it performs best against the Plan Objectives. Growing the main urban areas will allow them to improve Warrington's infrastructure. A small amount of development in the settlements can support local services and widen local housing choice without changing their character.

Affecting the Parish is the possibility of changing Glazebrook to an inset Village at present it is washed over Green Belt – The Parish Council would not support this they would require Glazebrook to

remain washed over Green Belt as this area is in support of the gap between Warrington/Glazebrook and Trafford.

Within the plan certain areas have been proposed by developers and these will be part of the proposals put forward at the Public Inquiry. The proposals by WBC are the areas that the Parish Council have considered and have made comment on.

The above is the basis of the comments of the Rixton with Glazebrook Parish Council in respect of the Consultation on the Local Plan – Preferred Development Option