

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 653844

Chairman - John Bennett
Vice Chairman - Gordon McGrath

Minutes of meeting

Held at 7.45pm on Tuesday 26th January 2010 at Over Peover School.

Present: Chair of meeting Gordon McGrath (GM), Anthony Dobell (AD), Bessie Coppack (BC), Jill Wille (JW), Peter Clarkson (PC), Shelia Read (SR), Barry Weinholdt (BW), Jamie Macrae (JM), The Clerk.

10.01 Clerk update - The Chair opened the meeting welcoming Cllr Macrae to Over Peover and also Liz McGrath as the new parish clerk. GM and AB had previously met with the new clerk and following a 45 minute meeting have hopefully brought her up to speed!

10.02 Apologies for absence: John Bennett (JB) away on Holiday.

10.03 Minutes of November meeting - already circulated. **10.03.01 clerk to ensure the names of persons asking for planning permission will not appear in minutes only planning references in future.** Agreed and signed.

10.04 Discussion of Matters arising from last meeting.

- Affordable Housing - Clerk reported that at a recent ChALC meeting issues were highlighted regarding the type of housing needed as set out by parish surveys and the actual criteria for allocating the housing set by the housing associations. ChALC are looking in to having a specific meeting regarding all aspects of affordable houses. The Meeting was informed that from the 1st April 2010 'Choice based Lettings' will come in across Cheshire East, in fact details should come through to the clerk soon. Choice Based lettings will:
 1. Strengthen allocation for existing housing.
 2. Ensure any new affordable housing has evidenced based criteria.

10.05 Declarations of interest in any agenda item - none

10.06 Planning - Planning Applications:-

- Application No 10/0074M - 20, Mainwaring Road - Single story rear/side extension
- Application No 09/3826M - The Old Vicarage, Chelford Lane - Erection of Stable Block comprising 8 stables

The parish council has no comments and assume that the above applications will be considered in the light of all the relevant planning policies and regulations

- Application No 09/3462M - New Hall Farm, Stocks Lane - Change of use of barn to Holiday accommodation. **10.06.01 The parish council objected to this application**

- Application No 09/4299M - New Hall Farm, Stocks Lane - Propose Agricultural Storage Building **10.06.02**The parish council objected to this application and asked JM to bring this application before committee.

Planning Decisions/Withdrawals

- Application No 09/2731M - Withdrawn
- Application No 09/3449M - Withdrawn
- Application No 09/3044M - Refusal
- Application No 09/3362M - Permitted
- Application No 09/3210M - Refusal
- Application No 09/2751M - Withdrawn
- Application No 09/0776M - Withdrawn
- Application No 09/2731M - Withdrawn
- Application No 09/3577M - Permitted
- Application No 09/3797M - Permitted

Application No 09/1745M was refused on 26th August 2009. The council has since heard nothing regarding any enforcement notices or subsequent appeals. However the building has not been taken down. **10.06.01 JM will contact Derek Ward borough enforcement officer for more details**

The Chair asked JM to confirm what planning applications should come before the council. JM outlined that there are two main types of planning applications which the parish council are not notified of

1. Planning for Advertising (billboards etc)
2. If the development comes under the new Permitted Development regulations brought in Oct 2009 no planning permission is needed.

10.07 Finance - quarterly report was not available **10.07.01**clerk to have report at **February meeting**. Up to the end of December the account balance was £6890 which includes the precept and parish plan funds.

Change of address of bank account - **10.07.02 GM to contact to request a mandate.**

Authorisation granted to pay the following: - GM/AD

- Audit Commission fee for 2009 - £161.00
- Cheshire East Grounds Maintenance for playing fields- £313.59
- Parish Plan expenses (photocopying and stationary) Diana Payne - £21.90
- Clerks Salary and Expenses - £464.04
- ChALC postage costs - £6.00
- Membership subscription to CCA - £20.00

10.07.03 clerk to write a letter to Mrs S Lennon expressing the Councils sincere thanks and appreciation of her work over the last 4 years.

10.07.04 Parish council memberships were agreed for Cheshire Community Action (CCA) and Rural Services Network.

Audit Commission Report - The external auditor has cause for concern that we have not adopted Standing Orders and Financial regulations. The External auditor would like to bring to our attention the following points:

In Sec2 Pt 9 - Council Answered N/A but in Sec4 Pt K - internal audit answered Yes

Minutes of discussion of last year's report were not submitted

Risk Assessment needs revising

10.07.05 Clerk to look in to standing orders, financial regulations and Risk Assessment. Report back to next meeting for possible adoption. Council will ensure other matters are resolved when submitting return to the auditors in future. Annual return form to be posted on parish council notice board.

10.08 Supplementary Planning Document - consultation is underway, open days on 26th Jan (10am -noon) and 8th Feb 2010 (6pm - 8pm). Cheshire East will allow the parish council to submit final comments on any responses received during the consultation following the meeting on the 16th March 2010. The Knutsford Guardian have requested and been sent a Press release. JM congratulated the council on the quality of the document.

10.09 Village Hall - a letter has been received from the Implementation Management Group (IMG) regarding the Village Hall.

A discussion of the contents of the letter and the future of the village hall raised the following view points

Do we need a village hall with so many well equipped halls in the locality? And if so do we repair the existing structure or look at a more radical solution of a new build. The existing building needs a structural survey to determine how long it will last and how to put right it's leaning walls.

Councillors, on the whole, agreed that with 70% of respondents to the parish plan saying they wanted a new village hall, actual physical support and expertise, in the form of a local surveyor, should be sought from the community possibly at the parish annual meeting on 16th March.

The Example of using Goostrey village's experience of using monies for the sale of the old village hall site for the building of a house in part paid for a new hall on another site.

BW stated that all this was incidental if the basic issue of who owns the land as any structural survey can only be ordered by an owner.

10.09.01 Council propose to reply to the letter offering to facilitate a meeting chaired by GM between the IMG, WI and the PCC to establish with the owners possible options and a way forward.

10.10 Village Field fencing - a grant form has been obtained from the airport. Quotes need to be updated before they can be submitted and final costs established for a kissing gate.

10.10.01 GM and clerk to finalise quotes and costs for the next meeting.

10.11 Correspondence -

- Letter regarding an incident on slide - letter has been forwarded to the insurers and a claim number and loss adjuster has been appointed to investigate.
- In Site Inspection report the slide is reported as having corrosion to the steps and is classed as a high priority. **10.11.01 Clerk to contact Cheshire East for advice of a contractor to repair.**
- Notification of Cheshire East List of Locally Important Buildings - Over Peover has 1-3 Millbank Cottages, Holmes Chapel Road and Nixon's Cottage, Holmes Chapel Road on the list. Nominations are welcome.
- ChALC newsletter and Training Dates
- Cheshire East Training Sessions on Code of Conduct in February

Clerk requested permission to attend 5 training courses (discount for booking 5!) **10.11.02 Council agreed for clerk to attend the courses.**

10.12 Any Other Business - Parish Plan roads and Tracks Subcommittee - have a meeting with Simon Davis from Cheshire East regarding the condition of Stocks Lane. Initial email response to their concerns stated that a topographical survey will be done in the next few weeks to investigate the best way to re surface the road. Simon Davis would then hope to carry out the work in the next financial year. JM informed the meeting that new processes put in place in Cheshire East will mean that decisions on priorities for highway maintenance and speed issues will be now set by members and decisions made by members rather than officers. Therefore he will put forward the case for Stocks Lane to members. The meeting asked for the condition of Chelford Road to be looked into also.

JM made the following comments to the meeting:

- The budget report will be circulated to clerks
- Cheshire East are hoping not to raise Council Tax but a small raise of 1 ½ % may in his opinion be necessary
- LAPS - the structure is working please support them and bear in mind now officer support has been agreed it may still take 12 months for them to move forward.
- Rural affordable Housing - Cheshire East are looking at creating an interim policy
- Cheshire East is having a meeting to give a response to the boundary committee. It is possible that Bucklow division will be split in to a single member and two member wards. These being Mobberley and Chelford (incorporating Over Peover) and High Legh.

The question of why Peover Heath wasn't gritted when there is a bus route through the area was asked of JM. JM said the gritting map was likely to be reviewed and George Walton was the councillor to contact. **10.12 item to be put on the agenda of the June meeting.**

JM agreed to move forward with the speed limit issues previously discussed.

Meeting ended 10.25pm

NEXT MEETING 7.45 PM ON 23RD FEBRUARY 2010 AT OVER PEOVER SCHOOL