

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 722762

Chairman - Chris Hurst
Vice Chairman - Kathy Doyle

Minutes of meeting held at 7.45pm on Tuesday 10th Jan 2017 at Over Peover Over Peover Village Hall, Stocks Lane.

Present: Chair of the meeting Chris Hurst (CH) Chairman, Kathy Doyle (KD), Phil Welch (PW), John Hehir (JH), George Walton (GW), Shelia Read (SR)

17.01 Apologies for absence: Liz McGrath (LM), Trevor Cornish (TC), Jayne Rudd (JD) and John Caulfield (JC)

17.02 Fill Vacancy on the Parish Council (PC)

LM to supply JH with appropriate paperwork to sign.

17.03 Report from Knutsford Rural Policing

The most recent report is online.

17.03 Parishioner's Question time

The Chairman welcomed the large number of residents in attendance and thanked them for engaging with the PC. The chairman suggested that there were two main areas of interested that the PC sought opinion on these being the separate issues of the village hall and the need to consider its future and secondly the approaches made by a couple of developers offering to include a village hall as part of their proposed developments.

The Chairman gave a brief summary of the current Village Hall situation that being that the Parish Plan highlighted the current Village Hall was not satisfactory, that there were issues with parking, that the current Village Hall had long passed its life expectancy and was suffering structural issues, ongoing increasing maintenance costs and wasn't providing an adequate space (in areas daylight can be seen through the walls!) The Chairman suggested the Village Hall question should feature in the proposed Neighbourhood plan that the PC is looking to instigate with Cheshire East Council.

The Chairman suggested that the question is quite complicated as the existing Village Hall was gifted to the WI and the PCC as custodians for the Village so isn't directly owned by the PC. Whilst there is dialogue with both of these parties it is not yet confirmed that the existing hall could be used to help fund a new development.

There have been numerous conversations over recent years as the PC has attempted to seek a more appropriate site for a Village Hall and potential funds to develop it, as have appeared in the historical PC minutes. Initially this was spearheaded by Trevor Cornish and latterly Kathy Doyle.

The current favoured option by the PC was the Parish Field and a survey had been approved to see if the site was viable. The brief being to retain the play equipment and football pitch with any development in the top corner. If it is viable the PC would then seek the views of residents.

It is hoped that the comments of the meeting will give some feedback and as the Parish Plan is now a 'dated' planning document the proposed Neighbourhood plan should also give the opportunity for further feedback.

The Chairman then offered background details of Crabtree developments. As could be seen from recent minutes Crabtree had attended a PC meeting with a view to seeking the PC's view on a possible housing development on land opposite Colshaw Hall and what facilities the residents might require as a consequence of any development. The PC stated they believed there would be a strong negative response to any proposed development as had been in evidence for the recent Patten Close and Mainwaring Rd developments. Crabtree asked about affordable housing and the PC had highlighted that the cascade at Patten Close had in the opinion of the PC been poorly applied and that residents and the PC felt duped in the process. The PC having made strong representations to both Cheshire East and the housing trust. Crabtree had talked about relatively minor development works for the village and the PC pointed out the only main requirement was a Village Hall. Crabtree had asked to attend future meetings and to date the PC had deterred them. However for the last meeting of the PC Crabtree submitted a street plan and proposed village hall, the plans are available online on the village website. The PC resolved to ask Crabtree to attend the January PC meeting. That they would widely advertise their attendance and book the village hall as opposed to the usual Methodist church in anticipation of much wider attendance. Sadly due to the Clerk's ill health much of the notice of the meeting had been delayed. The PC had hoped to give residents the opportunity to voice their opinions and Crabtree to feel the sentiment of the village. Sadly, for reasons known only to them, Crabtree elected not to attend the evenings meeting suggesting they may organise open days in the future.

As part of Trevor's investigations earlier the school had been approached with a view to a joint village hall development. The proposal had withered as there were problems with parking the threat of removing the school play equipment or play field being unwelcome and compromise through joint use. At the same time the possibility of using the Methodist Church was being investigated as a preferable option. A meeting has been held recently with the Methodist Church and whilst it is possible it may become available in the future it will be sold at market value. The cost of purchase and subsequent development probably takes it out of the reach of the Parish. A recent meeting with the school has highlighted they are still interested. Paul Read has this week approached the Chairman and suggested he will sell the field at the rear of the school field; this could well solve the school parking issue although being green belt planning permission is by no means a formality. Also as part of Trevor's earlier and Kathy's more recent work John Wild has been approached with reference to the PC purchasing a small parcel of land sufficient to accommodate a village hall and ancillary parking. Early attempts at communication failed but just prior to the last PC meeting Claire Wild (CW) approached the PC with a proposal for a development of housing which she hoped would be supported by the Parish and in return Claire would supply a Village hall. Claire was in attendance and the Chairman invited her to read a letter she had sent to the PC.

Clair read her letter (attached) Then invited residents to ask questions.

Robin Lyndsay asked for detail of the fields in question. Plans were circulated and CW highlighted field 40 and suggested the Parish Field may be tight for parking.

Question do you intend to develop all the land

CW part of 36 and 40.

Question isn't it green belt

CW yes but looking to future it will likely be developed 10, 20 maybe 50 years from now.

Question hasn't your family done similar development work.

CW farming family but yes do develop but would want to work with PC and with support of the village.

Question how much land do you have what are you willing to give for the village hall.

CW early days need to have discussions with PC but would need enough development to fund the village hall.

Question only give land for village hall if development for housing

CW yes need incentive to gift land.

Angela Eccles Paul's recent offer of land behind the school field is interesting. Benefits the school provides safe parking, school doesn't lose its playing field favour this idea. Bring unity in the village. Shame to ruin the parish field. Seen it work elsewhere.

General agreement in the room.

Question how funded.

Chairman Paul's offer makes this an opportunity worth investigating further. Funds possible sale of existing village hall but as highlighted earlier this isn't automatically available as its owned by the WI and PCC, discussions are taking place. Previous conversations with the national lottery had highlighted that the close proximity of similar grants precluded Over Peover but these conversation are worth having again when there is a more concrete proposal.

Robin Lyndsay have you got the deeds.

Chairman The WI have theirs for half the village hall PCC are investigating.

Question shared amenity with school is positive no point having an unused Village hall.

Kathy Doyle Marthall old Village Hall circa 5000 pa in rent new hall circa 40,000. A better facility would generate more use.

Question is it worth it. Is it people out of the Village using Marthall?

Statement 82% in Parish Plan said they wanted an improved Village Hall

Question why not renew the existing

Chairman rotting, parking issue.

Question will Carbtree attend a future meeting.

Chairman we expressed our disappointment that they didn't attend this one. They have suggested they will organise an open day.

Question who are Crabtree ? dormant company? Companies house £1 assets, associated with wind farms

Question live close to Crabtree proposed site. Plan is a material consideration for planning. 70% + returned parish plan survey. Asked what they enjoyed around here... rural aspect, pleasant countryside. Accept development inevitable but should be in keeping with character. Should be on previously developed sites. Surprised PC in conversation with Crabtree and other developers.

Chairman PC offered no support to Crabtree. PC meetings are public meetings anyone can attend and make representations and rightly so. The PC had suggested Crabtree would encounter a negative response. Kathy Doyle didn't know of Clair's existence when she approached the Wild land agent to purchase an acre or so of land for a village hall. PC had never suggested a tit for tat development for a village hall.

Barry Wienholdt can't build homes in the green belt. If Crabtree told we aren't interested why are they still progressing. We should tell them no deal.

R Hyde Endorse Barry. Greenbelt 'exceptional and prescribed circumstances' none here. Discussion is irrelevant it can't happen.

Comment from Jo Pearson I work at the village school son lives on Patten Close. 3 new families on Patten Close with children at the village school. The school will struggle without children. We should support the school, we should support Patten Close and reject the negativity. We should support the Village Hall being housed with the school. We shouldn't be against development house prices are too high in the village, we need small scale development.

Question Claire what size development are you planning.

Clair not 40 as suggested by Crabtree more like 10 or 12 keep in character and work with the village.

Question who is the planning contact for Cheshire East

George Walton PC supports developing a neighbourhood plan this is the right decision.

Question how many house must Over Peover develop to meet the Cheshire East plan?

George Walton hearing held last year, inspector has produced an interim report, this will need to go out to consultation again. Current plan 36,000 homes over Cheshire East by 2030. Villages may have to pick up a share.

John Eccles presumption Green Belt is protected this is no longer the case. Would be good to have a planner from Macc Council here to explain terms in current context. Village Hall and school joint venture is a good idea. All sorts of means to raise funds.

Comment the exercise classes in the village hall didn't last, it isn't fit for purpose too cold. This area was all Green Belt once including Mainwaring Rd things change.

John Hyde 1960s Cheshire Plan limited development. First development Parkgate and Mainwaring. Mr Wild worried at the time about further development but it was put to a stop by the establishment of Green Belt future development stopped. Green belt land should be protected.

Kate Wadsworth support joint development Village Hall and school. But risk its not used as there's not enough young families. The village needs to attract young people.

Comment from Diana Payne the Parish Plan took a huge amount of work don't want another one.

Chairman we've been liaising with Cheshire East, they will do a lot of the work. The Parish Plan built strong foundations and the Neighbourhood Plan can build on these. We need teeth to deliver and protect the villagers wishes and the Parish Plan no longer provides these.

Jeremy Philips field 40 isn't right for development. The Paul Read offer is the right choice, we've all benefited from the legacy of the village we need to plan for the future.

Comment a car park at the bottom of the school playing field is safer.

Roger Payne has the PC made any representations to the police ref speeding.

Chairman the PC historical minutes reflect the considerable amount of work done by the PC ref speeding. From lobbying with GW for 50 mph on the A50 to encouraging Barclays to fund flashing speed signs. Representations are regularly made to the police reference enforcement and recently another 4 volunteers have received speed watch training for the village speed camera.

Question why not redevelop the school site with a village hall

Chairman there is an issue of car parking either there is none or we take out the school playing field and equipment which isn't acceptable.

Question what will be the feedback to Crabtree

Chairman we will relay the minutes of the meeting.

Question what is the life of the village hall?

Chairman its long past its planned lifespan.

Question what will happen to the current village hall.

Chairman ideally it would be put on the market and the funds used to develop a new village hall but remember its not PC property and there is currently no agreement to with the WI or PCC

Robin Lyndsay any concrete plans to buy the land

Chairman not as yet its still at a very early stages, there's many agreements to be reached.

There being no further questions or comments the Chairman closed the public section of the meeting.

There was a short break to allow people to leave.

17.04 Declarations of interest none

17.05 To approve the Minutes of the last Meeting on Nov 2016. -the minutes were agreed and signed as a correct record.

17.06To discuss matters arising from the last meeting, not already covered in the agenda -
PW write a letter of thanks for the Christmas tree and elec works.

17.07 Finance

Receipts and payments - approved

Budget - existing precept plus 2.5% approved. Question enough for prep work for the Village Hall. Chairman there are some funds for prep work survey of Parish Field plans etc

Neighbourhood Plan

Lead councillor required. John Hehir and Phil Welch to lead. A committee of mixed background needs to be created. Need to make contact with Tom Evans from Cheshire East to implement.

17.08 Planning -

CTIL consultation no comment

Woodlands house no comment

Grasslands no comment

Apple Tree cottage concern over planning history PW to investigate further

Decisions

Grasslands negative certificate

17.09 Highways

Flashing signs need moving GW to put in for small works (March)

Request for a grit bin at the cross roads JC to investigate.

A number of roads need edging back the A50, Cinder Lane JC to request.

School road markings LM to update

17.10 Housekeeping, Repairs and Maintenance -

Boundary signs new quote approved.

17.11 update on ongoing Projects

Play equipment matting KD to chase.

Broadband -KD phase 3 money coming soon. Next meeting end Feb.

Village Hall - the public debate had highlighted a range of opinions. PC to keep options open and look to progress Parish Field and School options. Heather Jobling looking into PCC position. WI to hold further meetings to clarify their position.

Footpaths - LM to update

AED training ahead of the AGM

17.12 Correspondence

CAB request from Knutsford Town Council rejected not in budget

John Eccles various emails ref Village Hall opinions expressed in open meeting

Barry Wienholdt various emails ref village hall opinions expressed in open meeting

D and S Gilbert email ref parish Field development (keep updated)

Clair Wild letter read in open meeting

Paul Read call to Chairman offer discussed in open meeting

17.13 Items for next agenda -

Safety of night walkers outside Radbroke.

Meeting ended 10.30 p.m.

NEXT MEETING 7.45 PM ON 28th FEBRUARY 2017