

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 12th January 2016 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Chris Hurst (CH), Kathy Doyle (KD), Tracey Read (TR), Sheila Read (SR), John Caulfield (JC), Ian Webber, Trevor Cornish (TC), Jayne Rudd (JR) and the Clerk

1 member of the public in attendance

16.01 Police Report – No officer was able to be present but the report was read to the meeting.

13/12/2015 Attempt burglary to an address on White barn road – Alderley edge
Kitchen window jemmied but no entry gained.

22/12/2015 Burglary at a property on Snelson Lane Marthall. No forced entry, exit unknown and jewellery stolen,

29/12/2015 Criminal damage to motor vehicle - scratched bonnet on Stocks lane- Over Peover.

01/01/2016 Burglary dwelling. Intruder possibly disturbed. Forced upstairs window, entry gained – Nothing stolen.

03/1/2016 Burglary at an address on Sand lane – Nether Alderley. Smashed rear window, entry gained, Unsure what stolen.

04/1/2016 At 5.25pm 3 suspicious males were seen near to the Snelson Methodist church in a faded red transit van.

16.02 Apologies - George Walton (GW)

Cllr T Read has tendered her resignation to the parish Council and this will be her last meeting. The Chairman expressed his sadness at her decision but also understood her reasons for this decision. He thanked Tracey for all her hard work she had put into the parish Council over the last 5 years. Tracey thanked the meeting and said she would still be willing to help out in any way she could in the future.

The Casual Vacancy notices will be published following the meeting.

16.03 Declarations of Interest in any agenda item: none

16.04 To approve the Minutes of the last Meeting on 24th November 2015. -the minutes were agreed and signed as a correct record.

16.05 To discuss matters arising from the last meeting, not already covered in the agenda - TR said that Mr & Mrs Marshall had decided not to fell a large pine tree in their garden until next November when the tree can be donated to the village to be used for the village Christmas Tree.

16.06 Parishioners Question Time – Mr Bean joined the meeting to discuss the two planning applications for Brackenwood cottage (applications 15/5342M & 15/5402M)

15/5342M – Mr Bean had no objections to the dormer window and extension in to the loft space but objected to the creation of the new driveways as they are not set at an angle, unlike the present one and as such will be more dangerous for vehicles accessing green lane.

15/5402M – this application was of concern to Mr Bean as it would impact his property in a loss of privacy, loss of day light, increase in traffic and again the arrangements for the drive are dangerous as in the last application. He was concerned regarding the damage to the existing well established hedgerow and the impact the new driveway arrangement would have on the verges of Green Lane as access will be restricted.

The Chairman thanked Mr Bean for taking the time to come to the Parish Council meeting and his comments would be taken into consideration when the Parish Council was commenting on the applications.

16.07 Planning –

15/5402M Brackenwood Cottage – Whilst the Parish Council is gravely concerned regarding the new proposed openings onto Green Lane. Green Lane is an un-adopted Highway and is by nature narrow and bordered by well-established hedgerows. To tear out such long established hedgerow would be greatly detrimental to greenbelt environment in which this property sits. The proposed creation of another opening on to Green Lane, especially at the angles proposed would in the council's opinion be both dangerous and creates a detrimental effect on the neighbouring property. Whilst the Parish Council can appreciate the desire to create more privacy, they feel this can be done within the plot without creating two separate openings on to Green Lane. The existing driveway is set at an angle to Green Lane for the purpose of creating a better and safer turning circle for vehicles. The Parish Council are concerned that the narrowness of the lane has not been taken into account and should these two drives be created there will be a further impact to the verges and hedgerows of the lane when vehicles struggle to turn out of the properties on to Green Lane. Thus creating dangerous conditions for users of the road and further deterioration of this un adopted highway.

With regard to the creation of a two storey house the Council are concerned that this will also change the character of Green Lane. In the Supplementary Planning Document consideration has to be given to buildings changing the character of Over Peover and where as a bungalow is in keeping and other local developments have been bungalows. The other concern is that the creation of a two storey house would create be to the detriment of the amenity of the neighbouring properties in terms of being over looked and loss of daylight and privacy.

The Parish Council are as ever concerned about the gradual planning creep in this rural area and given that the Supplementary planning document was adopted by Cheshire East to add extra protection to the village in this regard we would ask the officer to give it due consideration.

Therefore the Parish Council object to this application.

15/5342M Brackenwood - Whilst the Parish Council have no objections to the Dormer windows and the extension into the loft space they are gravely concerned regarding the new

proposed openings onto Green Lane. Green Lane is an un-adopted Highway and is by nature narrow and bordered by well-established hedgerows. The proposed creation of another opening on to Green Lane, especially at the angles proposed would in the council's opinion be both dangerous and creates a detrimental effect on the neighbouring property. Whilst the Parish Council can appreciate the desire to create more privacy, they feel this can be done within the plot without creating two separate openings on to Green Lane.

Therefore the council object to the proposal for a separate drive but have no objection to the use of the loft space.

15/5804M Apple Tree Stables - This property has had a number of similar applications like this over the last few years and the Parish Council are concerned that conditions previously laid down have not been adhered to. It is the Parish Council's recollection that the stables that are subject to this current application were to be demolished following a successful outcome of the application to create a dwelling from the brick range of stables. The parish council are gravely concerned that there is a continual creep for a third residential property.

The Council would also question the applicant's timings as it is the council's opinion that these stables have only been in existence for some 10 years and not the length of time stated by the applicant.

Patton Close - new residents have moved in and a number have made contact with the Parish Council following receipt of the newsletter. The Shared Ownership houses are still being advertised and the Parish Council will be notified when suitable candidates have been found.

16.07.01 Planning Decisions -

15/4270 & 154272 - Grass lands Nursery - Approved with conditions

15/3412M - The Old Vicarage - Approved with conditions

15/1274M - Cinder Lane Farm - Approved with conditions

15/1641M - Dog Inn - Approved with conditions

16.08 Housekeeping and maintenance

Play matting on swings, slide and rocking horse - first quote for repair looks expensive. The Clerk is to get further quotes for the next meeting.

Playground inspections - no charge as yet but CE still reviewing it. All inspection reports are to be forwarded to the clerk.

Footpaths - following a request in the newsletter for suggested actions for the Parish Council a resident has asked if the Parish Council can look at the installations of kissing gates on some of the footpaths in Over Peover. The PROW department have said that if the land owner is in agreement and an acceptable well used route is identified there is a possibility funding can be found for such a scheme. Meeting resolved for the Clerk to contact local landowners to see if this would be something they would consider.

Tree on Stocks Lane & Trees and Power Lines - Following the high winds a tree on the parish field, bordering Stocks lane will need some remedial work done to ensure it remains healthy and is safe. Myles Dobell has said he will undertake the work for £50. Meeting agreed for him to go ahead.

The Parish Council has been contacted by Scottish Power Networks regarding the cutting of branches from around power lines. They require permission from the parish council to undertake the work on the trees of the parish field along Clay Lane. The Meeting resolved to allow this provided the trees were left balanced and not 'lob sided'.

Noticeboards and benches - both need staining and cleaning. The noticeboard also needs new Perspex in. Clerk to contact Keith White, Mr Boarg-Munroe and Alan Slater for prices to do the work.

Signs on A50 -layby parking and speed signs - these have been vandalised. Clerk to report to CE Highways

Boundary Sign on Goostrey Lane & Street Sign -Boundary Lane - Street sign to be reported to CE for repair. The two Boundary signs on Goostrey Lane and one on Bate mill are in need of possible replacement or repair. Clerk to ask R.J Signs, who replaced the boundary sign on the A50 to have a look and quote.

16.09 Finance -

The new transparency rules were briefly discussed. Expenditure is required to be listed online. More detail on the minimum requirements is to be discussed next meeting.

The receipts and payments summary was presented to the meeting. The invoices due for payment were agreed, the bank reconciliation accepted and online payments would be signed off by Cllr Webber.

Budget - The updated budget was discussed and the amount of grants given to various organisations discussed. Concern was expressed about the lack of progress on the village hall and the concern that good money is being spent that could be used for a new hall. However the need for a hall in any form was clear and until a viable option is found, the old hall has to be maintained.

Precept. - This council's view has been to budget for a fluidity going forward so that the Council can afford to make the improvements and additions to village life. The Cllr Cornish proposed that the Precept be set at £10600 for 2016/17. This was seconded by Cllr Hurst and unanimously agreed.

16.10 Correspondence - a list of correspondence was circulated to the meeting and is attached to these minutes.

School admissions policy was reviewed by the council. They could see no need for comment. TPO has been granted on trees on Mainwaring Road. The Council are in full support of this order.

16.11 Update on ongoing projects

Broadband - the addresses and telephone numbers of over 100 properties have been sent to open reach for them to come back to the Parish Council with a solution and projected costs to enable fibre broadband to these properties. Once the modelling has been done it will be a case of finding funding for the project.

AED - Not heard back from Adrian Rees

Christmas tree lights- the Clerk has been informed by two electrical contractors (Neil Hopley electricians & Dutton’s contractors) that to put a permanent electric supply onto the site at Parkgate Avenue could run in to tens of thousands of pounds. Cllr Cornish and Cllr Hurst suggested looking at re siting the tree and looking at the possibility of having a supply installed on to the Parish Field. There are transformers on the electricity poles bordering the field and the cost of this connection should be considerably cheaper. Clerk to ask the engineer who has requested permission to cut the trees for advice.

Wild flower area/ woodland Walk - Cllr Doyle and the Clerk had a successful meeting with the head teacher and she is looking at putting this into the school curriculum after the SAT tests in May. Cllr Doyle has been in touch with CE regarding Section 106 Funding.

There has also been a suggestion of planting Bulbs on the parish field and a working party as part of the community pride competition and the Queens 90th Birthday celebrations this year.

Himalayan Balsam is a big issue along many footpaths and waterways in the parish. Ian Hayes has offered to look into contacting local landowners regarding the issue and looking at a possible working party to remove it. Meeting agreed this was a project they would be happy for Ian to go ahead with.

Tree Sculpture - the parish council have had one objection to this scheme but on the whole the response has been positive. Cllr Doyle has been in contact with Tim Burgess and is meeting with him next week to talk about costs. The school are keen to be involved and it is hoped this can be progressed as soon as possible. There is a grant scheme called Ruby that may help towards the cost of this.

16.12 Newsletter

The Newsletter is to have a more structured approach with more of a lead being taken by the Parish Council. There was some discussion as to the need for every house to have a paper copy. The clerk said that following comments from residents the decision to send a hard copy to each household was made as not all members of a household will read an email copy and by sending out a hard copy the newsletter got to a wider section of the community. The newsletter is delivered by volunteers and so there needs to be time for them to deliver the newsletter before it is ‘out of date’.

It was agreed that the parish newsletter would go out twice a year and supplementary flyers could be produced throughout the year in a smaller form if necessary.

The following timings were agreed.

Edition	Deadline for copy	Print	Distribution
Winter	1 week before October PC meeting	1 st November	3 rd November
Summer	1 week before April PC meeting	1 st May	3 rd May

The deadlines would then allow the Parish Council to approve the finished copy at their meeting before going to print.

15.112 Items for the next agenda

Content of Newsletter

Meeting dates 2016/17

Transparency Code requirements

Meeting ended 9.45pm

**NEXT MEETING 7.45 PM ON 23rd FEBRUARY 2016 AT OVER PEOVER
METHODIST, CINDER LANE, OVER PEOVER.**