

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 25th July 2017 at Over Peover Over Peover Village Hall, Stocks Lane.

Present: Chair of the meeting Chris Hurst (CH), Phil Welch (PW), Jayne Rudd (JR), John Caulfield (JC), Becki Marshall (BM), Susan Mills (SM), David Clarke (DC), Vicki Irlam (VI) and George Walton (GW)

The Chairman welcomed the members of the public to the meeting and outlined how this public part of the meeting would proceed. He also apologised to the meeting for the non-attendance of Crabtree homes. He then opened the meeting to questions.

17.81 Police report the police sent their apologies they were still dealing with a call out and were unlikely to make the meeting.

17.82 Parishioner's Question time

The meeting felt disappointed by Crabtree homes and would have liked to have a reason for their non-attendance. The parish council were asked if the developers could be challenged on their non-attendance as such a contentious issue the short notice and non-attendance was inappropriate.

Mr Hesellwood pointed out that the developers were not gaining any support by their actions and as the feeling of the last meeting they attended was that so anti any development should the Parish Council just not allow them to attend. Given that Cheshire east has put a call out for sites for development do we know if Crabtree have put this forward?

Cllr Welch said that over 1000 of sites have been submitted but the planners would not be drawn on the location of these sites and if there were any in Over Peover. However the Wild Family have made the Parish Council aware they have put their land forward.

The issue of the Parking at Rudd's greenhouses was brought up. It was pointed out to the meeting that cars were being parked at other locations in the village however the focus seemed to be on Rudd's as it is the most visible.

It was reported to the meeting that there were 106 cars parked on the site and residents expressed their concern about the lack of planning for such a car park.

The Clerk gave an update that the Rudd family were looking at ways to mitigate the footpath issues and are talking to planning advisers regarding planning. There are meetings scheduled this week between Barclays and Cheshire East to find a solution to the issue.

The Chairman pointed out to the meeting that enforcement in the village on other sites is slow in happening and that finding a solution via dialogue might be a better and quicker way of getting a resolution. Enforcement has been informed however and is due to make a site visit.

The ATM at Barclays is no longer available for the public use. The Clerk is to investigate why and see if this decision can be reversed.

The Parish Council was asked if they could ask Crabtree for advanced notice of their attendance as another non-attendance would only further alienate the village. The meeting questioned if the developers were using the Parish Council to further their own goals. However Parish Council meetings are open meetings and so they could just attend without invitation.

The Village Hall project is ongoing and it will need the support of the Neighbourhood Plan and so there will be opportunity for all to have their opinions and views put forward with regard to this. Funding for the hall will also be dependent on the outcomes of the neighbourhood plan.

Glynn Hesselwood gave an update on the road situation that Pepper Street had been resurfaced and the junction from Marthall to Chelford Lane has been top-dressed.

There seems to be a sink hole forming between Colshaw Hall Drive and the cottages. John Caulfield is to report it.

17.83 Apologies - David Irlam, Kathy Doyle, Sheila Read and John Hehir

.17.84 Declarations of interest - JR - Rudd's greenhouses

17.85 To approve the Minutes of the last Meeting on 27th June 2017. -the minutes were agreed, with amendments and the amended minutes to go on the website and signed as a correct record.

17.86 To discuss matters arising from the last meeting, not already covered in the agenda -

The clerk was asked to look into what had been said by Mr Irlam when he spoke to the meeting regarding the shed at Colshaw Hall Farm as it is believed that despite assurances that it wouldn't happen, the business will be run from this shed.

17.87 Finance - The Council were of the opinion that as the work done by Ansa on the field was done whilst there was no contract in place, and given the budget for the whole season is just £390, the proposal is to get back to Ansa and say they are only prepared to pay the two cuts at £30 per cut.

Receipts and payments - approved

Bank Reconciliation agreed and signed

Ring Fenced funds, moved to next meeting.

17.88 Planning -

Neighbourhood Plan

Newsletter is to feature a full page of the NHP. The content of the NHP is up to the village but all policies have to be evidence lead and conclusions from that evidence drawn. It also needs

to be aligned with the local plan. There is £9000 available in a grant to facilitate the process and pay for evidence gathering.

Next stage is to have an open session before the Parish Council meeting in September.

Having a NHP can bring about access to CIL finding, however it is worth noting that CWAC have withdrawn this option from rural areas.

The Old Fire Station - PW has contacted Cheshire east and has asked them if they would be supportive of issuing a notice under the Town county planning act sec 215 to make improvements to land or buildings. An enforcement case (17/0064/E) has been opened and given priority 3.

Planning Applications -

17/250M - 10, Mainwaring Drive

Objections have been received and the Parish Council are concerned regarding the impact this development would have on the neighbouring property, 11 Mainwaring Road. They also would support the adhering of the original design scheme for the estate.

17/3594M - No Comment

17/3632M - No Comment

17.89 Highways - Parking at Rudd's has been discussed earlier in the public part of the meeting and whilst the parking is not in accordance with planning it has done a service to the community with regard to the parking situation at Radbroke. There is no requirement to fence off the footpath, but Mr Rudd will be speaking with Public Rights Of way regarding the best way forward.

The Flashing 30 sign on Chelford Lane will be moved by highways and the A50 footpaths have been done.

17.90 Housekeeping and Maintenance

Dog waste bins, clerk to investigate process other than through CE.

Clerk is to raise concern regarding the banning of the community from using the ATM at Radbroke.

Clean sign scheme, clerk to submit a list.

Clerk to contact the Post office regarding the unstable post box next to the Village hall sign.

17.91 Correspondence The list of correspondence was circulated and is attached to the minutes.

17.92 Items for next agenda -

Personnel meeting Budget Review of SO, FR and Risk assessment.

Meeting ended 21.19 p.m.

NEXT MEETING 8 PM ON WEDNESDAY 27th SEPTEMBER 2017 AT OVER PEOVER VILLAGE HALL