

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 27th September 2017 at Over Peover Over Peover Village Hall, Stocks Lane.

Present: Chair of the meeting Chris Hurst (CH), Phil Welch (PW), Jayne Rudd (JR), David Irlam (DI), Kathy Doyle (KD), Sheila Read (SR), John Hehir (JH), Becki Marshall (BM), David Clarke (DC), 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 then opened the meeting to questions.

17.93 Police report the police sent their apologies they are hoping to attend next meeting.

17.94 Parishioner's Question time

The Chairman outlined to the meeting how the public part of the meeting worked then opened up the floor to Roland Hunt of Crabtree Homes to address the meeting.

Mr Hunt wanted to give the village a final opportunity to engage with Crabtree homes. The proposals haven't changed, but the purpose of their attendance was to give firmer proposals for a community building. The drawing presented to the meeting is schematic and Crabtree Homes want to engage with the Parish Council in what they would require from a community building.

Mr Weinholdt stated that the whole development was proposed on greenbelt land and the Parish Council are already looking at three potential sites for a new village hall.

Mr Payne asked if Crabtree had submitted the site as part of Cheshire East's Local Plan call for sites. Mr Hunt said it hadn't been put forward.

Mr Robert Ball said the fundamental question was what the community wanted to do with the village hall. However his view was that this development on Greenbelt was the thin end of the wedge and should not be allowed to happen.

Mr Roland Hunt stated that part of the development would be affordable homes and they are allowed on Greenbelt land.

Mr Weinholdt said there was no need for affordable homes in the village. Rebecca Marshall said the biggest problem wasn't that the affordable homes weren't needed it was more that 'shared ownership' homes were not affordable and were still too expensive for many to afford.

Robert Ball asked if the offer was effectively saying if the village don't accept the offer of the village are going to have a development they don't want anyway.

Roland Hunt said the focus of the meeting tonight is the village hall offer.

Chris Hurst asked if there could be provision for more parking as the parking spaces on the plan weren't many more than the current village hall had.

David Irlam asked what highways opinion was with the entrance to the development being on a blind bend.

Roland Hunt said that the entrance would be stepped back to give increased visibility and they are looking at traffic calming measures to help improve the traffic situation in the village.

Chris Hurst asked how many houses were proposed. 12-14

David Irlam said that having the community building would increase the potential for approval on greenbelt land.

Phil Simon said that there is no threat; the offer of a village hall is to benefit the community and put the village first. There are a lot of potential sites around the village. David has offered to donate land for a village hall. The question is what kind of spec would you want in a village hall, as if it is something you don't want then there is no point in putting the work in to the plans.

Roland Hunt added that any development would be subject to full community consultation, but the offer of a community hall is on the table and there is a willingness to engage with the community on this.

Rebecca Davis asked if the community did not want a community hall would you still proceed with your plans to develop the site.

Roland Hunt said there would be investigation into what is needed in the village and there will be a full consultation done for the whole community to take part in, not just the vocal minority who are here tonight.

Chris Hurst asked if the majority were opposed to the development would you withdraw your intention to develop the site.

Roland Hunt said if this was the case planning law would come in to place. Phil Simons said that withdrawing was not an option, they would not have started this process if they thought there wasn't a high chance of succeeding.

Chris Hurst said the sense is that you will proceed regardless.

Roland Hunt said that there are a number of special circumstances for building on greenbelt such as homes for over 50's, assisted living, disabled facilities.

David Irlam said that this was an area the Parish Council couldn't answer this issue.

Barry Weinholdt said that the supplementary planning document says that the parish would only agree with development of brownfield sites.

Roland Hunt said that pre planning consultation would be part of the planning process. The meeting then asked if this consultation was independent and how would it take place. Roland Hunt said it would be a mix of flyers and a drop in consultation.

Graham Hunter suggested that the parish Council could undertake the consultation or at very least vet the responses.

It was agreed the Parish Council would make the plans available widely available.

The Parish Council were asked if there would be a survey regarding the village hall? Phil Walsh said that this would be part of the Neighbourhood Plan.

Roger Payne asked if the PCSO could look at the speed of traffic during school drop off and pick up.

There are plans in place to report speeding vehicles to Radbroke Hall for them to take action against their employees who are caught speeding in the village.

The Clerk said that the ATM at Radbroke is again available for the community to use.

Broadband, there are two areas in the village that have no superfast broadband. One area is along the A50 and in Peover Park. Open reach has said this area will cost £64000 to be installed.

The second area is the Patton Close and properties along Grotto Lane. This is subject to an educational grant as the nursery is one of the properties affected. Therefore the shortfall for this area is £6700.

Graham Hunter has tried to speak to residents for a contribution to towards the cost but due to the nature of the housing very few can afford to help.

Kathy Doyle is looking at the possible grant funding to help this from Barclays and the Airport. Crowd funding is also a possibility.

The Chairman closed the public part of the meeting

17.95 Apologies - Susan Mills(SM), Vicki Irlam (VI)

.17.96 Declarations of interest - DI - Colshaw Hall Farm application

17.97 To approve the Minutes of the last Meeting on 25th July 2017. -the minutes were agreed, signed as a correct record.

17.98 To discuss matters arising from the last meeting, not already covered in the agenda -
None

17.99 Finance -

Receipts and payments - approved

Bank Reconciliation agreed and signed

Ring Fenced funds, moved to next meeting.

KD asked if there was a way the Parish Council can guarantee the £6700 needed for the Patton Close Broadband. The Clerk is to check on this with Chalc, however there were concerns rose that this was the best use of money.

KD said that there were still some options to be explored. The suggestion of asking the village about this was discussed. However a decision from Chalc was needed first.

The External Auditor has expressed concerns regarding the lateness of the submission of the audit form to them. The form was hours late after the deadline. They have since received the relevant forms and have begun their audit.

Budget requirements need to be thought about before next meeting so that costs can be research. The Chairman said the policy in the last few years has been to make sure there is working capital so projects can be taken on without waiting for the next financial year before progressing.

17.100 Planning -

Neighbourhood Plan

Congratulations to Phil on his presentation to the village.

The Old Fire Station - An email has been received and it is hoped work will begin in November.

Planning Applications -

17/4580M - 18, Mainwaring Drive. No Comment

17/3881M -Land opposite Nixon's Cottage - Strong Objection

17/3806M Radbroke - Support but would ask that two lane entry be used. Concerns have been raised regarding the CE bus stop near Radbroke being very close to the blind bend. Ask CE to review it.

17/4709M Colshaw Hall Farm - No Comment

Spatial Planning Update - There is to be a study of Greenbelt villages and PW has asked CE for details on the scope of the survey.

Crabtree Homes - The offer is a very generous offer for a new village hall and the council felt that the whole village should be consulted before the Parish Council decide on whether or not to take up the offer. PW to take this forward.

17.101 Highways - Batemill is suffering flooding. Clerk to speak to highways.

Well Bank Lane sign still not been reinstated. Clerk to follow up with highways.

17.102 Housekeeping and Maintenance

Dog waste bin installed at village hall drive and new one near cricket club. The bin on well bank lane has gone missing. The Parish Council will replace it.

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

John Caulfield has sent a letter of resignation from his position on the Parish Council as he has moved out of the area.

17.104 Items for next agenda -

Personnel meeting

Budget

Review of SO, FR and Risk assessment.

The Chairman stated that it is with regret but due to work commitments he has decided to resign as he doesn't feel he could continue to give the role the time it deserves and so this will be his last meeting.

Meeting ended 22.13 p.m.

NEXT MEETING 7.45 PM ON Tuesday 24th OCTOBER 2017 AT OVER PEOVER VILLAGE HALL