

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 28th February 2017 at Over Peover Over Peover Village Hall, Stocks Lane.

Present: Chair of the meeting Chris Hurst (CH), Kathy Doyle (KD), Phil Welch (PW), John Hehir (JH), George Walton (GW), Shelia Read (SR), Jayne Rudd (JR) and John Caulfield (JC)

17.14 Parishioner's Question time

The Chairman welcomed the members of the public to the meeting and outlined how this public part of the meeting would proceed. He then invited Mr Roland Hunt from Crabtree Homes to make representation to the meeting.

Mr. Hunt introduced himself to the meeting and explained he was Associate Director of Crabtree Homes who have an option to buy the land opposite the Colshaw Hall entrance on Stocks Lane.

He outlined that the first proposal that was presented was a site with a village shop as well as housing. They also explored an affordable housing idea, but the developers wanted to do more to consider the special needs of the community and so they are proposing the giving of land and help towards a new village hall as well as providing 15 homes. 5 of which would be affordable homes and be bungalows in nature and accessible to disabled and elderly. They would concentrate on providing a scheme that has a high quality design and does not create a dense development.

Roger Payne asked Mr. Hunt if he could explain more about his role as an associate director and also explain the structure of the company as the companies' house listing declares Mr and Mrs Rod wood as directors and the company is shown as dormant with net assets of £1.

Mr. Hunt said that Community Wind power Holdings Ltd is the parent company that has been operating for about 8 years. This parent company has been doing small development projects under the umbrella of Crabtree Homes. They currently have projects in Stapley, Nantwich, and two projects in Delemere at the old school and Rectory Farm. The Windfarm company has a history of strong engagement with communities and wasn't to be proactive in developing a scheme that has a direct benefit to the community in which it is based.

Mr. Hunt explained that his role within the company was to oversee the housing and legal agreements on housing and wind.

David Irlam said that Mr. Hunt had visited him at Colshaw Hall to explain their plans. However Mr Irlam said he thought that the houses went needed at the moment in the parish, the position of the plot is not ideal and finally if the village needs a new village hall then he is willing to give the land to build on. He also offered to spearhead a fundraising team and let the village support itself in this project.

He also stated that he was aware that there are other parcels of ground that Crabtree have options on and so with the opposition to the development he would suggest that they look elsewhere?

Mr Irlam also stated that he felt this approach was also underhand with the developer talking to the chairman in private.

The Chairman wanted to make clear, as he had done on a number of occasions, that all meetings the Parish Council have had with Crabtree Homes have taken place in Parish Council meetings which are all publicised and open meetings for public to attend. There have been no private discussions at all. The Parish Council have always made it clear that there would be strong opposition to any such development in the village.

Mr Robert Ball asked why Crabtree Homes didn't attend the last parish council meeting, having been invited to attend. Mr. Hunt said he could only apologise he was under prepared and so felt it was better to withdraw from the meeting.

Mr Ball asked how many live sites do Crabtree currently have and could he share with the meeting other communities who have had experience of Crabtree homes and what this experience has been?

Mr. Hunt said there were live sites on London road in Stapley, Nantwich, the old boarding school in Delemere and Rectory Farm in Delemere. All these are sites are brownfield sites. He also wanted to reassure the meeting that these plans are not just about putting up housing but it is about investing in infrastructure, and using evidence of need for affordability.

Glynn Hesselwood stated that the land was in the greenbelt and as such Cheshire east as part of their local plan have listed areas where greenbelt would be released. There are no such areas in Over Peover.

Mr. Hunt said that yes special circumstances have to be proven to build on greenbelt land and the provision of a benefit to the community such as a village hall would be one of these as is the provision of affordable houses. The development also has to have a high quality build.

Mr Barry Wienholdt said that with only 13% of land designated as greenbelt in the country we should protect all we could. Also the land is realising its potential at present as agricultural land. The preference for a new village hall could be solved by some of the other options being explored and not by developing agricultural land.

Mr. Hunt made the meeting aware that at present Cheshire East have not reached their 5 year housing supply allocation and this can also mean greenbelt land being released to reach that supply.

Glynn Hesselwood asked Cllr Walton if he could give an update on how the local plan was progressing. Cllr Walton said that the local plan is moving forward. It is currently out for consultation, after which it will be returned back to the inspector who is expected to approve the document which can then go to the council for approval.

Mr Hesselwood asked what the situation was with the housing supply. Cllr Walton said it was a very complicated process and is dependent on which model is adopted. There are two models the Sedgefield and the Liverpool. Cheshire East is taking a combination of both of these. Therefore it is not currently secured. However it is Cllr Walton's belief that the Chelford Ward will be more than adequately provided for by the developments in Chelford.

There are 36000 houses required and they are approximately 2000 short.

Mr G Hunter asked how long the local plan process has taken. Cllr Walton said it was the most consulted plan to date and it had taken 6 years so far. However there is light at the end of the tunnel and it is nearing completion.

Phil Welch clarified to the meeting that the parish council were advised at a recent neighbourhood planning drop in session that new housing would be agreed in an area on a priority basis.

1. Creating two new villages ne near Handforth and one near Sandbach
2. Urban conurbations such as Macclesfield and Crewe
3. Small towns such as Middlewich and Knutsford
4. Rural areas

The though is that rural areas would need approximately 3000 homes. 1500 of these have already been allocated.

Mr. Hunt made the meeting aware that these figures are a minimum level and not a maximum level and those applications that count towards the housing supply have to be deliverable. Many big developers can put in speculative planning applications and then can afford to just sit on the sites. Crabtree are about providing a development that's for the community. For instance they have been informed that broadband connection is an issue in the area and they would invest in improving the infrastructure for the community.

Mr Robert Ball said that Crabtree were presenting that they were going above and beyond what they needed to but what in fact they are doing is obeying the rules. If this meeting should leave a message to developers is that we don't want development in the village and any application will be fiercely fought against. He also said that this development was creating a thin wedge of developing in the greenbelt which this village holds as sacrosanct. This area is used by many as a leisure facility and protecting those green areas are a national asset that should be protected. Have brownfield sites in the area been looked at?

Mr. Hunt replied that yes brownfield sites had been explored but none were available. He also noted that although building on a brownfield site was more expensive, planning consent on a greenbelt site was the more expensive option. Crabtree Homes want to know what the whole village thinks and not just the vocal majority at the parish meetings.

Mrs Pearson said although she was not opposed to some development, she does have reservations about this proposal. However she wanted to know if the meeting would accept a brownfield development or is the objection to any development?

In reply Mr Hesselwood said the parish plan recognised the need for some development but this should be confined to previously developed sites.

Mr Robert Ball asked for detail about the company structure. Mr. Hunt confirmed that Community Wind Power is the holding company and there are 3 other companies. Cygnet Homes, Crabtree Homes and Oakwood Ltd.

Mr Irlam asked if this was allowed, where it would end. Does this landowner have any other land in the parish? - Mr. Hunt replied no.

Mr Irlam went on to ask why the landowner was not at the meeting. His lack of attendance gives the impression he has no interest beyond getting the maximum value for his land. Mr. Hunt said the landowner used to live in the village and travels abroad a great deal. He has however taken a keen interest. He could have just put an application in with a more aggressive developer.

Mr Irlam asked if the landowner would not take this to appeal.

Mr. Hunt said Crabtree Homes would be putting on a public exhibition to gain a wider view of public opinion.

Mr Irlam and Mr Ball said Mr. Hunt's attitude felt like the parish was being held to ransom. Agree to this or a more aggressive developer could just impose their will on the parish.

Mr Wienholdt said he was disappointed at the lack of notice for the meeting. The Chairman said that the notice was given as soon as was possible, in fact it was turned around in 12 hours.

Mr Hyde asked again if the landowner would agree not to take this to appeal. Mr. Hunt said he couldn't comment as that would be the decision of the landowner.

Mr Hesselwood asked if this was going to be like the Scottish referendum and they would keep going until they got the answer they wanted.

Mr Gibbons said the parish had options for a village hall, one possible site being the school. Therefore no Greenfield site is needed and the Crabtree site is on a dangerous bend that has been discounted as a suitable place for speed watch by the police as it was too dangerous.

Mr. Hunt said the scheme takes the hedge line back to increase visibility. However any scheme would be consulted on by highways and any problems highlighted by them.

Mr Gibbons went on to say that the ambience of the village would be spoilt and we would be left with a net gain of risk to road users. Also there would be extra pressure on the utility services.

Mr. Hunt again pointed out that the utility companies would also be consulted on any issues.

Mr Eccles asked whose decision it was to make an application, the landowner or Crabtree homes.

Mr. Hunt said it would be a joint decision. They had had a pre application meeting with Cheshire East.

They had been advised to demonstrate special circumstances for development in the greenbelt and had been advised of the consultation of Jodrell Bank on ½ the site.

The Planning process was outlined to the meeting but at this stage no application had been made.

Mr Irlam made an offer to buy the field and he would then guarantee to keep it as greenbelt for the village. This offer would only be valid until the end of March 2017.

The Chairman thanked Mr. Hunt for his attendance at the meeting and for the public's attendance.

Mr Roger Northover asked about the status of the illegal development on the land opposite Nixon's Cottage. The site had been visited by planning enforcement and highways and is being dealt with as a high priority. However other locals are asked to report any activity on the site. The Parish Council will also make representation.

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.

17.15 Apologies for absence: Trevor Cornish (TC)

17.16 Report from Knutsford Rural Policing

The most recent report is online.

17.17 Declarations of interest - JC application 17/0378M

17.18 To approve the Minutes of the last Meeting on 10th January 2017. -the minutes were agreed and signed as a correct record.

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

17.20 Finance

Receipts and payments - approved

A new mandate is to be signed off to make online payments be approved by two people. The idea is the clerk will set them up and then they will be approved by a councillor after the meeting.

17.21 Planning - Neighbourhood Plan

JH & PW attended a meeting with CE on the neighbourhood Plan. The recommendation is that the Supplementary Planning Document would need updating and so a neighbourhood plan would be the best way of doing so.

There is funding available to put a plan together and CE is willing to assist with the production. There are three things that need to be done

1. A public notice needs to be issued – Clerk to look in to doing this asap
2. The existing SDP needs refreshing by way of a new survey. – A blank survey can be provided and changed for our needs
3. A group needs to be formed with representatives of the village

John Heir

Phil Welch

Glynn Hesselwood

An email is to be sent out to ask for 2/3 volunteers.

Planning Applications

17/0376M -Pine Cottage - No Comment

17/0378M West Mill Bank Farm - No Comment

17/0304M Paradise -No Comment

17/0696M 15 Stocks Lane – encroaching on the greenbelt, contrary to planning law.

17/0789M Hawthorne House – repeat comments made previously.

17.22 Highways

Flashing signs need moving GW to put in for small works (March) and asks for options of where to position them.

Request for a grit bin at the cross roads and a number of roads need edging back the A50, Cinder Lane JC has made a formal request and CE have 28 days in which to respond.

School road markings are just to be updated, not extended as originally thought.

Peover Heath Sign has been knocked down following a traffic accident. JH to speak to the home owners whose wall was broken for details of driver.

The Peover sign near the war memorial has fallen over following storm Doris the Clerk is to look into getting it repaired.

Boundary signs are progressing.

17.23 Housekeeping, Repairs and Maintenance -

The Financial regulations are to be updated to include the new mandate changes. PW is to review the risk assessment.

17.24 Update on ongoing Projects

S106 items – hoping that works will begin by the end of March.

Broadband - There was a productive meeting held and it has been reported that the majority of homes on Stocks Lane that are served by the Knutsford exchange should have superfast broadband in most cases by the end of the summer.

The remaining homes being Patton Close and 5 others are part of a community project headed by Andrew Irlam looking at extending the broadband to these properties.

The remaining 29 houses on Peover Park, Long lane and the A50 also need a community project and it is hoped Tatton Estates can assist with this. The current costs are in the region of £63000 to reach these homes.

Village Hall - The feasibility studies are in progress for three possible sites

1. The Parish Field
2. The School
3. Mr Reads field behind the school playing field.

The legal side of the hall has stagnated. The WI's position seems to change. The PCC need to clarify its position with the Diocese and Heather Jobling is seeking to do so. However decisions from either group will not happen fast. Although the feeling is if the PCC agree so will the WI.

The feeling of the council is that the village hall needs to be expedited to take the 'special circumstances' of the village hall off the table for Crabtree Homes.

To this end the parish council have a meeting with the head teacher in the next week. The value of Mr Read's field would be £30,000 an acre. The survey showed the parish field was an option however it would have to be done sympathetically. Visuals and drawings are to be put together ASAP to get a clear picture of what is possible on all three sites.

AED training ahead of the AGM Booked and posters to go out

17.25 Correspondence

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

Following the proposed closure of the Methodist church in September the Parish Council meetings will be held in the Village Hall from now on.

17.13 Items for next agenda -

Regular litter pick?

Meeting ended 10.30 p.m.

NEXT MEETING 7.45 PM ON 28th MARCH 2017