

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 722762

Chairman - Chris Hurst
Vice Chairman - Kathy Doyle

Minutes of meeting held at 8.05pm on Tuesday 28th March 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), Shelia Read (SR), Jayne Rudd (JR) and John Caulfield (JC)

17.27 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 opened the meeting to questions.

Mr Robert Ball said he wanted to pay an interest in what the parish council did and so thought attending a meeting when there wasn't an issue would be enlightening.

Mr David Clarke was concerned about the speeding around the school and wondered what could be done. JC responded that the speedwatch team would be out and during school drop off to see if they can catch offending drivers.

Mr Clark asked if Radbroke had been approached regarding this issue. The Chairman replied that Iain Nichol, the facilities manager had attended parish council meetings in the past and there had been some regular correspondence. However the Parish Council would extend an invitation to Iain Nichol and Grahame Baskin to attend to discuss the matter and see if a remedy can be found.

Mr Clark was concerned that community speedwatch schemes can sometimes make the issue worse and rub people up the wrong way.

Mr Hugh Maxfield was at the meeting representing Mr Randel Brooks. Mr Brooks has been following the village hall debate with interest and in his opinion he would like to see the hall remain in its current location and is willing to contribute to the upkeep and maintenance costs going forward. Mr Brooks also has serious concerns regarding the Crabtree development.

The Chairman explained that the upkeep of the building was not the only reason for looking at an alternative site, the parking restrictions of the site were considerable and a solution cannot be found for that in the halls current location. The Clerk also stated that the upkeep of the building could be a bottomless pot, this year's problems already mounting up and we are only in March!

Mr Maxwell asked if other locations for parking had been explored such as Todd's Nursery. KD responded that this property was subject to a family dispute and as such no decision could be made.

The Chairman said that the Village hall has character but when it is becoming no longer fit for purpose we need to look for solutions and a new village hall need not be without character because it is new.

The Ownership issues of the hall were then explained to the meeting. With the WI position uncertain and the PCC itself needing funds for repairs to the church, it is no means certain that the funds from a sale of the village hall could help fund a new hall on another site.

The Concern at the end of the last Parish Council meeting was that the need for a new village hall is forming part of Crabtree's 'special' circumstances for building in the greenbelt and if the issue of a village hall is solved by the village then that takes this special circumstance off the table for the developers.

Davis Irlam has offered the use of Colshaw hall for village use, what is the appetite for a village hall. The Clerk replied that the interest in booking the hall is varied from children's parties to weddings from exercise classes to kids clubs. The issue is that the current hall just isn't fit for purpose but there is no doubt that if it were the bookings would increase.

If this was the case then the project needed to move forward.

KD said it wasn't for the want of trying. This had been going on for years. We have looked at the Methodist Church as an option but the churches desire for a market value makes it too expensive.

The Cricket pitch is not an option as it isn't owned by the Cricket Club and they pay a peppercorn rent to use it but as such no permanent structure can be erected on the site.

The Parish Field option would enhance what was there and not lose any of the field as an asset. The feasibility study for the three proposed sites are nearly complete and once they are the community can make their own judgements about the options.

Hugh Maxwell said had the Parish Council considered Grant Funding? He said he knew the Leader grants had been undersubscribed and might be one worth looking into.

KD noted this and also said that the school academy have offered their grant writer to assist in applications.

A central location is also desirable.

David Irlam suggested once the plans and feasibility studies were produced, could we have some form of ballot where villagers get to vote on the three options and on the option of no village hall?

The Chairman responded that the key to accessing grants was to ensure the plans had been fully consulted on. And as the parish Council had consulted on other projects they would do so in this matter. Once the planning Permission report has been obtained and the plans completed this will be done. However there is no point in consulting on options that are not fully deliverable. Therefore the parish Council needs to ensure all options can be delivered before consulting.

Mr Ball said he was concerned that if the Crabtree development was allowed this could be the thin edge of the wedge and 'in fill' plots could mean the size and feel of the village could change completely.

The Chairman asked those in attendance to give serious consideration to filling the vacancy on the Parish Council.

KD reminded all of the litter picking weekend on 8th and 9th April.

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.

17.28 Apologies for absence: George Walton (GW)

17.29 Report from Knutsford Rural Policing The most recent report is online.

17.30 Declarations of interest - None

17.31 To approve the Minutes of the last Meeting on 28th February 2017. -the minutes were agreed and signed as a correct record.

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

17.33 Finance

Receipts and payments - approved

Bank Reconciliation agreed and signed

Bank Mandate signed

The Meeting agreed to spend up to £800 on a planning permission report for the three possible sites for a village hall.

The Meeting also agreed to give a donation of £50 to Heartstart in appreciation of the training session they did for the village.

17.34 Planning -

Neighbourhood Plan

The public notice has been completed and is awaiting a map. This will be published but the email for volunteers has not gone out yet. The Clerk is to action.

Planning Applications - none

Concern regards the loss of the Well bank Lane roadside sign inside a garden fence was raised with the meeting. The Clerk is to raise this with highways.

17.35 Correspondence

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

Mrs Vicki Irlam had written to express her concern regarding the increasing number of cars parked at Rudd's Green Houses and the lack of screening done to the site.

The Site had complied with the screening they were required to do, and whips have been planted. However the evergreen screening Mrs Irlam suggests is not permitted as all screening has to be done with native plants.

The council is to write to Rudd's regarding the planning permission for the parked cars. Litter pick posters on website, Facebook and noticeboards.

17.36 Items for next agenda -

Timing of consultation and viewing of plans

Meeting ended 21.30 p.m.

NEXT MEETING 7.45 PM ON 25th APRIL 2017 AT OVER PEOVER VILLAGE HALL