

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 722762

Chairman - Chris Hurst
Vice Chairman - Kathy Doyle

Minutes of meeting held at 7.30pm on Tuesday 19th May 2015 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Chris Hurst (CH), John Caulfield (JC), Jayne Rudd (JR), Sheila Read (SR), , Tracey Read (TR) Trevor Cornish (TC), George Walton (GW) and the Clerk

Four members of the public also in attendance.

15.39 To elect a Chairman

TC proposed Chris Hurst which was seconded by JC. No other nominations were brought and Chris was duly elected.

15.40 To elect Vice Chairman

CH proposed Kathy Doyle, seconded by TC. No other nominations were brought and Kathy was duly elected.

15.41 Nominations of persons to represent the Parish Council on:

Village Hall Management Committee: TC and JR

ChALC: CH and KD

Education Foundation: TR and TC

School Governors: Nigel Preston and Lee Teste.

15.42 Questions from the public.

CH welcomed our guests to the meeting. Opened the floor up to them and asked them to introduce themselves to the meeting.

Chris McAllister, development director at Plus Dane. He is responsible for development across Cheshire and Merseyside. Patton Close has come under his remit following the issues that have arisen over the planning.

Andrea Howarth, director of housing at Plus Dane.

They are attending the meeting to address the concerns of the parish council and if necessary take these concerns away to get them resolved.

CH introduced Mr B Wienholdt to the meeting. Mr Wienholdt was instrumental in putting together the Section 106 agreement during his time on the Parish Council.

Mr Alan Miller, from plus Dane and Mr Bob Vass Cheshire East Housing enabler sought to prove that there was a local need for affordable housing in Over Peover. They did so by asking people to express an interest in the scheme. This produced 43 applicants of which 40 had the

relevant local connection. Of these 17 were expressions of interest from single people. This local need was the basis on which the planning permission on greenbelt land was granted, subject to a Section 106 agreement.

Within the Section 106 agreement the signatories to the agreement agreed to consult with the parish council on each nominee on an individual case by case basis, advertise the properties in two local newspapers for a period of 4 weeks and within the advert clearly identify the need for a local connection.

None of the agreed consultation has taken place and the advertising was not done in accordance with the Section 106 Agreement.

Furthermore the Parish Council were dismayed to find out that single people were not eligible for the houses due to the full occupancy rule. This is despite 17 of the original people expressing a local interest being single persons.

In the open meeting regarding these affordable houses the feeling of the meeting was one of objection. However these objections were appeased somewhat by learning that there were local people who would benefit from having these homes. To learn that due to the full occupancy rule these houses may now not be used by local people feels like the parish has been deceived.

Mr McAllister responded to say that he accepts that the advertising has been done incorrectly and he apologised for this. Although the three bedroom houses have been allocated the bungalow and the two bedroom houses would be re advertised according to the Section 106 agreement.

On the issue of full occupancy Plus Dane have to adhere to guidelines that show they are making 'best use of the stock' and this is the reason that full occupancy takes priority. That is not to say that a single person wouldn't be offered a two bedroom property but this would only happen if no other eligible person was able to have full occupancy.

This is part of the Nominations agreement which also forms part of the Section 106 agreement. This nominations agreement means that the cascade criterion is superseded by the need for full occupancy of a property.

The Nomination agreement is a way of assessing need and allocation, while the cascade provision meets the geographical need.

The Parish Council made it clear that they feel hugely let down by Cheshire East and Plus Dane. At no time was the Parish council made aware of this issue of full occupancy, had it done so the community would have felt very different towards this planning application. When talking about 'best use of stock' the Parish Council Feels this should be about the best use of the stock for local community.

With Plus Dane's values and visions being about supporting communities, how is this going to be put right? The community feels hugely let down and deceived in this process and the Parish Council look to plus Dane to make amends.

The Stair casing of the shared ownership houses is another area the Parish Council are concerned they are being duped by plus Dane. Plus Dane have applied to have the stair casing raised from 80% to 100% as they say that it is not possible to get a mortgage for a property that can only staircase to 80%. The Parish Council have approached a= some mortgage providers and have been told this is not the case.

Mr McAllister said this was something he was unaware of and would have to get back to the meeting regarding this.

With regard to the consultation of the parish council in the nominations in a case by case basis, the biggest stumbling block to this is the data protection act. The Parish Council stated that the agreement to consult was agreed in principal in the Section 106, and it was for Dane plus to establish how this can be delivered on a case by case basis.

The issue of the road surface in need of repair where the drains were put in and the state of the verges is to be addressed by Mr McAllister.

Cllr Walton said his eyes had been opened to the allocations system and he would communicate this back to Cheshire East.

The Chairman closed this part of the meeting.

Peter Clarkson was presented with a small token from the Parish Council in recognition of the 39 years he has served on the Parish Council. Chris Hurst thanked him for all he has done and commented on the changes he will have seen in his time on the Parish Council. Peter thanked the Parish Council very much and said he would look in on the meetings from time to time!

15.43 Apologies for absence: Kathy Doyle (KD), Ian Webber (IW).

15.44 Declarations of Interest in any agenda item: None

15.45 To approve the Minutes of the last Meeting on 31st March 2015. -the minutes were agreed and signed as a correct record.

15.46 To discuss matters arising from the last meeting, not already covered in the agenda - Pensions Regulators auto enrolment scheme. ChALC is to look into this and hold a training course in the near future.

15.47 Police Report -None

15.48 Planning -

15/1873M -Grotto Farm, Grotto Lane - No Comment

15/1641M - The Dog Inn, Well Bank Lane - No Comment

15/2188T - Tree Tops - No Comment

Planning decisions were brought to the attention of the meeting.

15.49 Highways - Flashing Signs - clerk to ask if the one on Clay Lane can be moved closer to the 30mph sign. The Maintenance is to be deferred to next meeting

The Double Yellow Lines outside Radbroke are already broken and faded.

TC has contacted Simon Davies to see if further works are planned for Chelford Lane.

15.50 Finance -The receipts and payments summary was presented to the meeting. The invoices due for payment were agreed and the bank reconciliation accepted.

The Meeting reviewed the annual accounting statement and agreed them. The Annual governance statements were read and agreed also.

Cllr Webber is to sign off the online payments on the bank statements.

15.51 Housekeeping and maintenance

Newsletter - will include housing adverts.

Noticeboards and Benches - Two prices received for replacing the notice board on Peover heath. Allan Slater's quote was accepted by the meeting.

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

Clerk to write to Mr Wienholdt regarding the 5 year housing supply.

15.53 Items for the next agenda

Flashing Speed signs maintenance/repair?

Bank Signatories

Standing Orders and Financial regulations

Risk Assessment

Meeting ended 9.38pm

**NEXT MEETING 7.45 PM ON 30th JUNE 2015 AT OVER PEOVER METHODIST,
CINDER LANE, OVER PEOVER.**