

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 653844

Chairman - Chris Hurst
Vice Chairman - Kathy Doyle

Minutes of meeting held at 7.45pm on Thursday 20th September 2012 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Chris Hurst (CH), Tracey Byerley (TB), Sheila Read (SR), Kathy Doyle (KD), Robin Lindsay (RL) Trevor Cornish (TC), George Walton (GW), Peter Clarkson (PC) and the Clerk.

12.102 Apologies for absence: Peter Clarkson, Tracey Byerley, PCSO Lindsay Whitehead.

12.103 Declarations of Interest in any agenda item: None.

12.104 Parishioner's Question time - None

12.105 To approve the Minutes of the last Meeting on 24th July 2012. -the minutes were agreed and signed as a correct record.

12.106 To discuss matters arising from the last meeting, not already covered in the agenda -the Football agreement has been received from the football team.

12.107 Report from Cheshire East - There has been very few comments on the Town Strategies. This document is something that affects all and if no comments are made, the public's voice will not be heard.

Cllr Walton told the meeting of his attendance at the monthly citizen ceremony at Crewe Hall. He commented on the Code of Conduct and declaration of interest forms are in the process of being completed by parish councillors and borough councillors alike.

The New leader of the council is Michael Jones and an interim chief executive has been appointed until November when a decision will be made on a permanent posting.

12. 108 Report from Knutsford Rural Policing - Lindsay Whitehead, the new PCSO has sent her apologies and as she is on annual leave there has been no report sent. The meeting was disappointed with this. **12.108 Resolved to email to express their disappointment at the lack of a report and police presence, yet again.**

12.109 CHAIN - None

12.110 Housekeeping, Repairs and Maintenance - Kate Wadsworth is happy to look at the Christmas tree. She will report back to the meeting ASAP.

The Bin for the layby opposite the cricket club has arrived and the clerk will ask Keith White to install it.

12.111 Highways - the LAP has asked for the minor works list. There are a number of issues to raise.

- Chelford Lane
- Road Markings on the A50
- Road Markings outside the school
- Boundary sign on the A50 in need of repair
- SAT NAV sign for Batemill to warn of unsuitable nature of road for large vehicles at either end of the lane.
- A50 review
- Siding out of footpaths on the

12.111.01 resolved for the chairman to email Rob Welsh regarding the A50 review.

GM asked how the money is allocated from government for highways. Cllr Walton was unsure; however Cheshire West and Chester have borrowed money to pay for the road improvements they have made.

12.112 Village Hall - TC explained to the meeting that when he and the clerk took on the village hall the level of work needed was not appreciated. The building has thrown up issues of the electrics, heating and now the windows. The light fittings are also no longer being made and so may need replacing as they fail. The concern is that the work load is only increasing and the money needed could continue to go up. After much discussion the meeting made the following resolution. **12.112.01 for TC to call a meeting of the village hall management committee and make the following clear.**

1. **The parish council are prepared to keep the grant at £1000 for another year but unless there is some movement towards a new hall this will have to be reviewed.**
2. **A suggestion of asking for a working party from the village for a blitz of the current issues.**
3. **Start a recruitment process for a new caretaker to take us forward into 2013.**

12.113 Finance - The following receipts and invoices were approved for payment CH/RL

Clerks Fee and Expenses	£640.03 VAT £2.05
PAYE	£
Hulse Landscapes - Mowing cross roads and Cinder Lane	£100.00 VAT £20.00
Audit commission	£120.00 vat £24.00
Receipt of ½ year precept	£5000.00
Over Peover Methodist Church - Room Hire (2 Months)	£20.00

12.133.01 Jubilee Mugs costing

300 Mugs cost	£1,167.14	@	£3.89	each
Given free to school children	72,	given free to other children		22
Sold at Jubilee 46 (£276.00)	Sold since 50 (£264.00)			
Mugs Left: Cricket club box	36	Pc Boxes left		74

TOTAL Sold 278 £540.00

12.113.01.01 Meeting resolved to ask the local Pubs if they would consider selling the mugs at £5 each.

12.114. To receive minutes of planning meetings:

12/3184M - Sunnycroft - Certificate of existing lawful use of building as office, storage and associated parking of vehicles.

The parish council have considered the application for existing lawful use and would like to make the following comments and objections.

The applicant's claims to have had office facilities since 1980 at the property can be corroborated by members of the parish council.

On the issue of associated parking the parish council note that there is no claim that HGV's, 7.5 ton vehicles and Hi Mac diggers have been parked at the property on a permanent basis on this site for 10 years, and only in exceptional circumstances. The council refutes this claim as especially in the last two years there has been a hi-mac digger and a 7.5 ton vehicle as well as the mini and micro diggers parked at the property on an almost permanent basis.

An inventory of the comings and goings of vehicles to the property were added to the comments submitted to the council. The Parish council is concerned that the increased activity at the property is not reflected in the certificate of lawfulness and is therefore suggesting that the application be given a negative certificate.

12/3059M - 1, Colshaw Hall Cottages - proposed side and rear extensions and alterations

The parish council have considered the application and have no comment to make.

12/2893M - Fir Tree Farm - Single storey side extension

The parish council have considered the application and have no comment to make.

12/2860M - Oakfield Manor - Alterations to part of an existing agricultural building, demolition of the remaining agricultural building and construction of a replacement agricultural building

The parish council have considered the application and would like to comment that the planning design and access statement para 2.4 states that the buildings would continue to be used for agricultural purposes. The council are understand that one of the buildings is used to store a helicopter and would suggest that this was not an agricultural use!

The council would also like to question if planning permission should also be sought by the applicant for a designated helipad at the property.

12/2290M - Land at Roadside Farm - Agricultural building

The Parish council has had representation from a number of residents regarding this application, all of whom have property adjoining the location of the application. The concerns of the residents echo those of the parish council.

1. The land was purchased in April 2010 by CRJ Services, who are a Firm who deal in waste and recycling equipment hire and services.

2. Given the planning history of the applicants other property (Brook house Farm, Allstock) and the application for Green Waste Composting facilities (Cheshire West and Chester 09/02570/WAS) , as well as an application for a similar agricultural storage shed (Cheshire West and Chester 12/01812/FUL) the council are concerned that this may be a thinly disguised attempt to ultimately locate a larger business on this parcel of land.
3. The owner has already undertaken work on site in altering the gateway and the laying down of a substantial roadway and yard, stated in the application to be already existing, but has been done since the applicant purchasing the land in 2010. Was this work lawful?
4. These works have compromised the habitat and protected species survey as they refer to the site being laid mainly to hard-core.
5. The justification for the shed as laid out in the design and access statement is fabricated as each of the neighbours certain knowledge there has been and is no crop rotation on this block of land for at least 30 years, in fact a great section of the land is marsh and would not sustain such a rotation.
6. The limited grassland production that this land is capable of is such that it can be stored without a shed in plastic wrapping.
7. The applicant does not farm the land at present but does use the existing shed for a purpose not tied to this parcel of land.
8. There would be significant visual impact to the neighbouring properties and to the public footpath.
9. This area of the A50 is a particular accident black spot and increased heavy traffic and turning into oncoming traffic is likely to be very dangerous.

Therefore for these reasons the parish council strongly object to the application and ask that the planning authority turn it down.

12/2238M - Radbroke Hall - to cut back 2 existing curbs and low bushes to provide a new section of road and for a drive through ATM position and suitable queuing area.

The parish council has no comments to make and no objections to the plans.

12/2665M - Woodside Poultry Farm - application for a certificate of lawfulness for the partial demolition and change of use of the existing buildings to B1 offices would be lawful in accordance with planning permission 04/2630P as the access was constructed before the permission expired on 28 July 2011.

The Parish council can confirm that the works did take place before the permission expired. A new curb and resurfacing work were done but it would appear that none of the works took place within the curtilage of the property, but on the roadside of Grotto Lane. Therefore does this legally constitute a commencement of works on the site?

12.114.02 Planning Applications received:

12/3346M - Laundry Cottage- Ground floor extension to cover courtyard to rear of Dwelling

The parish council have no comment to make.

12.114.03 Planning decisions:

12/1697M New Acres - Certificate of lawful development

POSITIVE CERTIFICATE

12.114.04 Knutsford Town Strategy –council decided that it is up to individuals to comment on this.

12.114.05 ChALC Planning Consultation - the clerk is to respond.

12.115 Update from Volunteer groups

12.115.01 - Broadband - A plea has been made in the newsletter for people to sign up to Connecting Cheshire. Members of the parish need to sign up on Connecting Cheshire Website as the more interest the higher the area's priority for works to start.

12.116 Correspondence - not already covered in the meeting

- Request from the football team regarding the mowing of the football pitch, CE cut before their game.
- NALC Bulletin
- QE2 Oak sapling offered and ordered
- Gambling Act review
- Cheshire Landscape trust annual lecture
- Mums and Tots have raised £150 and would like to purchase a picnic bench for the playing field, - Council approved of this
- Airport parish meetings and ticket offer
- Complaints regarding the lateness of flights and flight going over houses of helicopter.
12.116.01 clerk to write to resident involved and ask that he reconsider the route he takes, to be more considerate of neighbours.
- Barclays - ATM use, Firework display and personal banking
- Nuffield Health wanting to engage with community
- Macclesfield Area Meeting of ChALC
- ChALC Annual Meeting 25th October 2012
- Clerks and Councils direct
- Various adverts
- Appointment of External auditor to be BDO
- John Dwyer - letter from candidate for Police Commissioner
- Town and Parish Conference - TC to attend

Meeting ended 09.30 p.m.

**NEXT MEETING 7.45 PM ON 30th OCTOBER 2012 AT OVER PEOVER
METHODIST, CINDER LANE, OVER PEOVER.**