

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 24th February 2015 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Kathy Doyle (KD) part, Ian Webber (IW), Peter Clarkson (PC), Sheila Read (SR), Robin Lindsay (RL), Tracey Read (TR) Trevor Cornish (TC), George Walton (GW) and the Clerk

1 member of the public in attendance

15.14 Apologies for absence: Chris Hurst (CH)

15.15 Declarations of Interest in any agenda item: SR application 15/0387M, KD Brakenwood

15.16 Parishioner's Question time - Mr Bean wanted to come to the meeting to discuss three points regarding the issues facing Green Lane at present.

- The Meeting with Mr Irlam
- Brakenwood
- General issues.

Cllr Doyle said that if Mr Bean wanted to discuss Brackenwood she would have to declare an interest and withdraw from the meeting.

Mr Bean then discussed the meeting and the barn applications with the meeting. He felt let down by the planning process that two large barns were now erected without residents being able to challenge the permissions.

Mr Bean was not aware of the farm track application that Mr Irlam has submitted. But he would prefer the track to exit on to Mill Lane rather than on to Chelford Lane. Cllr Doyle made the point that with the parcels of land that Mr Irlam owns it made more sense to exit onto Chelford Lane than Mill Lane. The Track was proposed as a compromise at the meeting Mr Bean and Green Lane residents had with Mr Irlam and Mr Hurst in December.

Mr Bean asked why the parish council had not sought for the barns to have a condition on as was suggested for the barn off stocks lane. The Clerk said that the parish council had been advised that such conditions could not be put on agriculturally determined buildings but if they were to be used for the purposes other than agriculture a change of use would need a new planning application.

Mr Bean felt that over the last few years the residents of Green Lane had suffered a great deal of inconvenience.

Cllr Doyle withdrew.

On the subject of Brakenwood; Mr Bean had written and emailed the planning officer and there had been no meeting, and any email reply had been evasive. His objections to the application had not been put online either. The Clerk asked if his comments had been sent to planning@cheshireeast.gov.uk as this was a requirement when responding to applications. She would however raise the issue with the officer.

Mr Bean felt that the ancillary buildings had been built over the years within the realms of permitted development and now they were to be converted to a 4 bedroom bungalow and thereby be allowed as a development in the greenbelt. His major concern is that there will be a variation sought if the planning permission is granted to then create a house. Unfortunately there is little the Parish Council can do to stop this, we have to stick with the planning laws we have.

Cllr Doyle re-joined the meeting and thanked Mr Bean for taking the time to attend. She hoped he understood the position of the Parish Council regarding these matters and thanked him for taking the time to bring them to the council's attention.

Open part of the meeting closed.

15.17 To approve the Minutes of the last Meeting on 13th January 2015. -the minutes were agreed and signed as a correct record.

15.18 To discuss matters arising from the last meeting, not already covered in the agenda - AED - TC agreed to speak to the school regarding siting the AED on the exterior of the school and using an electricity supply. He is also to speak to the school about possibly hosting some broadband/computing sessions for the community, KD to speak to Mr M Irlam to see if the Dog Inn could also be a venue for these sessions.

15.19 Police Report

26/01 Criminal damage to school railings at Peover Superior.

26/01 Criminal damage to fencing at Lower moss nature reserve - Ollerton.

06/02 Attempt burglary at private address on Trout hall lane in Plumley entry was not gained but the rear wooden door was attempted to be broken onto.

10/02 Complaint of possible bogus callers at an address in Ollerton, It would appear that this was legitimate, it was a company called Green deal advice bureau. They used a hard sell technique to intimidate the caller - The police have liaised with trading standards

20/02 Report of an aggressive dog at an address off Percival's lane in Ollerton - Caller advised

23/02 Burglary at Plantation garden. - Front and rear doors forced and cash stolen from the property.

15.20 Planning -

15/0569M & 15/0570M GRASS LANDS NURSERY, FREE GREEN LANE, OVER PEOVER - No comments

15/0387M Land South Of, CHELFORD LANE, OVER PEOVER

Whilst the Parish Council has no objection in principle to this application it does have some concerns regarding the visibility from the farm gate on to the road and the feasibility of carrying out the manoeuvre necessary to turn right from Chelford Lane onto the proposed track. Chelford Lane is a notorious 'rat run' and as such any large agricultural machinery needs to have good visibility in both directions to exit and enter this field. The Parish Council notes that farm machinery will be travelling between the applicant's land holdings at Colshaw Hall and The Hollies. This will require a very sharp 'U' turn on the journey to The Hollies because the planned route of the farm track runs parallel to the hedge. The Parish Council is concerned about the feasibility of carrying out such a manoeuvre with large farm vehicles many of which will no doubt be towing large pieces of agricultural machinery and the potential danger that this may entail. The Parish Council is also concerned that the surface of the road is already eroded and verges could be further compromised if large vehicles are attempting to turn into a 'tight' field gate from the Over Peover direction. Consideration from highways needs to be given to this application prior to a decision.

The Parish Council would also like a condition to be imposed to restrict the use of the farm track to farm vehicles being used for the farming business outlined in the application.

15/0609M LAND NORTH OF, BATE MILL FARM, BATE MILL LANE - no comment

The Meeting were updated on the decisions received.

The housing at Patton Close has been advertised and so far the three bedroom houses have been offered. So far the majority of the applicants fall in the first two sections of the cascade system, having lived in Over Peover or neighbouring parishes. However there are still issues to resolve regarding the S106 for the shared ownership houses and so these have yet to be allocated. Cllr Walton is to chase this.

15.21 Highways -

Residents are reporting that tractors are being driven at speed whilst mobile phones are being used by the drivers. The police have advised that they should report the vehicle to 101.

15.22 Educational Foundation -

The Foundation has to incur some legal fees due to the school moving to an academy. It is thought these fees should be in the region of £500. The Education foundation has money invested but available funds are limited. Therefore they are requesting the Parish Council's help, as principal trustees to pay these costs. The Parish Council agreed to pay up to £500 worth of costs.

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

15.24 Housekeeping and maintenance

15.24.01 Election 7th May - the clerk requested that members indicate to her before the next meeting if they will be standing again for another term as the election packs will need to be completed following the next meeting.

15.24.02 War memorial - a customer satisfaction survey is to be completed by TR and a photo forwarded to the Clerk so the paper work can be finalised.

15.24.03 Playing Field and Play equipment - nothing new to report on the play equipment. However the planting of the tree in memory of Cllr McGrath is to be delayed until the first phase has been completed and then a grand opening can incorporate the memorial for Mr McGrath.

15.24.04 Newsletter - progressing well, SR asked that the senior citizens party is included in the newsletter. The idea of including local job adverts for local businesses and private individuals as part of a community service. Also having spoken to other councils and ChALC the advice is that the advertising of local businesses in parish should be free and a donation be asked for from others. The idea to create a useful database and get more hits on the site. This proposal was agreed by the Council.

15.24.05 Noticeboards and Benches - RL to get a price from Keith White to paint the benches and noticeboards. The notice board on Peover heath may need replacing though.

15.25 Updates from Volunteer Groups

15.25.01 Village Hall - TC continues to investigate all possible alternatives to the existing site.

15.25.02 Broadband - The newsletter is to include more information regarding how to switch over and KD has attended a digital champion's course. It is hoped the Clerk will do so also ASAP.

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

It was decided to enter the Community Pride Competition again and hold a tidy your village day before judging commences. R and KD are to be nominated contacts for the competition.

15.28 Items for the next agenda

No new items however the clerk asked that if an area is on the agenda and there is nothing to update let her know so it can be removed.

Meeting ended 21:50

NEXT MEETING 7.30 PM ON 31st MARCH 2015 AT OVER PEOVER METHODIST, CINDER LANE, OVER PEOVER. FOLLOWING THAT THE ANNUAL PARISH MEETING AT 8.30PM