

# 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 24<sup>th</sup> November 2015 at Over Peover Methodist Church, Cinder Lane.

**Present:** Chair of the meeting Chris Hurst (CH), Kathy Doyle (KD), Tracey Read (TR), Sheila Read (SR), John Caulfield (JC), Ian Webber, Trevor Cornish (TC), George Walton (GW) and the Clerk

**15.101 Police Report** - No officer was able to be present but the report was read to the meeting.

24/10/2015 19:30 a house was broken into in the Chelford area, Peover Lane. Access may have been gained by entry through a window. Watches were stolen.

04/11/2015 17:30 in Marthall a JCB was stolen but vehicle has since been recovered.

06/11/2015 23:30 in Chelford there was a break in to a stables. Two sets of clippers and trimmers have been taken; the far end door was open believed to have been forced, the local patrols aware and patrolling.

10/11/2015 10:22 stolen vehicle recovered just outside of St Marys Church. No links to Cheshire may have been involved with GM.

11/11/2015 10:00 - 13:00 a 7.5 tonne trailer with canopy was stolen from Chelford. Vehicle is being circulated.

16/11/2015 18:00 in Nether Alderley 1000 litres of diesel have been stolen overnight.

**15.102 Apologies** - Jayne Rudd (JR)

**15.103 Declarations of Interest in any agenda item:** none

**15.104 To approve the Minutes of the last Meeting on 27<sup>th</sup> October 2015.** -the minutes were agreed and signed as a correct record.

**15.105 To discuss matters arising from the last meeting, not already covered in the agenda** - TC wanted to say that it would be remiss of him not to acknowledge the work done by Liz McGrath in her role on with the VHMC and she should also be thanked for the work she has done in assisting him in the progress achieved with the village hall. TC then presented his files to Ian Webber for highways and Kathy Doyle for the Village hall.

**15.106 Parishioners Question Time** - none

**15.107 Planning** -

**Update Patton Close** - The redacted list of remaining candidates were considered and a response formulated to Plus Dane:

The Parish Council met last night and is pleased that the two applicants for the three bedroom houses are in cascade 2 (Plots 10 & 11). They agree to their allocation and are happy for you to proceed.

With regards to the final applicant, the Parish Council wanted to make the point that although in your email of 10th November 2015 you stated the following regarding the full occupancy policy, "This policy became necessary following the introduction of the 'bedroom tax' as we have to take into consideration that applicants' circumstances can change. Customers, who are claiming housing benefit and are living in properties that are deemed too large for their needs, would be faced with a reduction in their housing benefit which could result in the loss of their home. In the current climate of welfare reform and job losses, nothing is certain so we have to ensure that if our customers are faced with the prospect of losing their job, they will be able to stay in their home." This argument can be used to support couples being allocated these two bedroom houses. Although one can speculate that a couple's circumstances can change through job loss, it is equally likely that their circumstances can change through having a family or a single person can become part of a couple. A change in circumstances could either be such that it supports their exclusion under your 'full occupancy policy' or it could result in their establishing a family resulting in full occupancy in the future which would satisfy your policy. The parish council still feel that this policy is actually to protect the housing association's bottom line and as a result local people have been excluded. The parish council is disappointed that a your 'full occupancy' policy which is designed to protect your income stream in the future against a theoretical change in circumstances is allowed to trump the legal requirement of the Section 106 agreement which you entered into with Cheshire East. The parish council would ask you to reconsider your policy in this regard and give due weight to the legal agreement upholding the requirement for a prospective tenant's local connection to be given priority.

**15/3063M Land at Roadside** - this application has been determined and no prior notification needed. However the Parish Council did not receive notification of the application and therefore had no opportunity to respond. The meeting resolved that a letter of complaint be sent to the case officer and Peter Hooley. Also the meeting resolved to ask for more clarification regarding this type of application.

**15/4918M land opposite Nixon's Cottage** - The Parish Council having reviewed the resubmitted plans still has the same objections as they did with the original application.

1. This parcel of land is environmentally rich and has been farmed in a low input, environmentally aware way for decades. The area of land available, without a building on would barely support the grazing needs of one horse, definitely not the 4 the application implies. Even with the new plans showing a reduction the area is still too small. The concern is also that once this plot has a building on it opens the door to further applications for a house or similar developments. This is evidenced by the applicant's agent's applications elsewhere in the borough.

2. The land is bordered by two water courses that take water away from land at Peover Hall and the neighbouring properties. The Environment agency has already raised some concerns regarding this application. And the site would need significant levelling to accommodate the plans which could impact on the water courses in the area.

3. Road safety on this area of the A50 is well documented. The measures put in place have improved the road but has no way made it a safe road. There is not good visibility splays from the site at its current entrance and this would be exacerbated with the movement of slow moving horse boxes from the site.

Furthermore the council are concerned that the nature of this building proposed in brick would not meet Greenbelt policy where stables and other such buildings if built in the greenbelt should be made of a durable material such as wood and not a permanent material like brick. Finally the Parish Council are concerned that the drawings submitted with the application are inaccurate and do not accurately reflect the site and therefore misleading.

15/5239M Rose Cottage - no comments

15/4925M Land on Stocks Lane - No Comment

**Planning Decisions -**

15/4299M Hawthorne house - refused

15/3063M land at roadside - no prior notification needed.

15/1587M 21 Mainwaring Road - refused

Mr G Hesselwood sent a note of thanks to the Parish Council for their support in opposing the Mainwaring road application.

**15.108 Highways** -no progress to report on moving the flashing speed sign. Mr Rob Walsh has not responded to the emails.

**15.109 Housekeeping and maintenance**

**Broadband** - following the phase 2 connecting Cheshire meeting the community connection team have been contacted and they have been supplied with a list of affected properties and businesses and are looking in to a solution. This could be the form of a new green box or changing exchange. There may be an element of community funding needed though to make this possible.

**Over Peover online** - these sessions have gone well, two so far at Barclays Radbroke site with the digital eagles helping. The next session is 9<sup>th</sup> December. A Coffee morning has been organised for 25<sup>th</sup> November at the Dog Inn. It is hoped this can be a regular village event.

**Newsletter and Website** - following the clerks review it has come to the council's notice that some direction is needed on the regularity, content and deadlines for the newsletters. So it is proposed that next meeting we spend some time reviewing past editions and make some firm decisions about a way forward.

**AED** - Adrian Rees is to look at the grant for the AED on the exterior of the school. There is only funding for one per village and so any additional AED would need to be self-funded. KD is to liaise with the Dog and CH & JC to speak to the Whipping stocks about possibly relocating the one from the Parkgate Inn.

**Christmas tree Lights** - this year's tree will be powered by battery lights, car battery and power cables from homes were not an option. There has been no reply from Sam Smith. However CH suggested asking BT if we can take a feed from the phone box? Clerk to find out.

**Wild flower woodland willow walk** - the ideal window for planting the wild flower seed on the verge of Cinder Lane. To sow the seed in the spring requires regular watering and there is concern about the existing bulbs being killed during the spraying off. Therefore it was decided to leave until autumn next year. They area of the parish field identified for a woodland/willow walk could be funded in part by some of the S106 monies. Also Gill Holland has been in touch and the family would like to erect a bench or something on the playing field in memory of Jean Irlam. The Clerk has suggested they might like the willow walk to be a memorial for her? Once a scheme has been designed then we can speak to the family again.

KD is to speak to Marianne and ask if she knows of someone who can design a scheme. The Clerk is to also ask the village through email and Facebook for suggestions of someone who could design a scheme.

**Tree chainsaw Sculpture** - Clerk to contact Tim Burgess for initial guidance and cost.

**15.110 Finance** -The receipts and payments summary was presented to the meeting. The invoices due for payment were agreed, the bank reconciliation accepted and online payments would be signed off on the receipt of the next bank statement.

**Budget** - an initial assessment of the current cash position in relation to the proposed budget caused some concern that current parish council funds were depleted.

Payments Agreed to be paid totalling	£11344.00
Ring fenced funds	£12,690.00
Money in the bank as of 24/11/2015	£24559.94
Money available to spend in current financial year	£525.94
VAT due	£1026.00 for 2014/15 £1909.65 so far for 2015/16

The Clerk is to claim back all the VAT to date.

The Clerk is also to ask CE for a statement of funds left in the S 106 for financial housekeeping purposes.

Following the Community Pride Competition results it was felt that a working party should be established before the judging to litter pick and the newsletter should be used to ask the community what other improvements or works should take place in the village. Clerk is to pass on a litter picker to IW.

The updated proposed budget is to be circulated to members but initial figures reflect a 2% rise in the Precept.

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

KD to contact the head teacher regarding meeting to discuss the schools involvement with the wildflower and woodland walk areas.

#### **15.112 Items for the next agenda**

Newsletter

Meeting ended 9.40pm

**NEXT MEETING 7.45 PM ON 12<sup>th</sup> JANUARY 2016 AT OVER PEOVER METHODIST, CINDER LANE, OVER PEOVER.**