

# PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath  
Telephone - 07973681226

Chairman - Kathy Doyle  
Vice Chairman - Vacant

## Minutes of meeting held at 7.45pm on Tuesday 27<sup>th</sup> March 2018 at Over Peover Over Peover Village Hall, Stocks Lane.

**Present:** Phil Welch (PW), Kathy Doyle (KD), Vicki Irlam (VI), John Hehir (JH), David Irlam (DI), David Clarke (DC), and George Walton (GW)

		<b>Action</b>
<b>18.25</b>	<b>Police report:</b> the police were not in attendance	
<b>18.26</b>	<p><b>Parishioners' Question Time:</b> Stuart Wall spoke in support of his application 18/11407M, explaining that the 'bubble' over the tennis court is a seasonal thing and temporary structure. Adam Haque spoke in support of his application 18/1481M. Due to new family they are looking at adding space to their property.</p>	
<b>18.27</b>	<b>Apologies:</b> Jayne Rudd, Sheila Read, Susan Mills	
<b>18.28</b>	<b>Declarations of Interest:</b> None	
<b>18.29</b>	<b>To approve the Minutes of the last Meeting on Tuesday 27th February:</b> the minutes were agreed and signed as a correct record.	
<b>18.30</b>	<p><b>To discuss matters arising from the last meeting, not already covered in the agenda:</b> nothing has yet been done about the flooding issue on Stocks Lane. The Clerk is to follow up again with highways and flooding department. Annual Calendar and Roles is to be updated and put online, as well as copies sent to members. Code of Conduct document to be discussed next meeting</p>	<p>Clerk</p> <p>Clerk</p> <p>KD</p>
<b>18.31</b>	<p><b>Housekeeping and Maintenance</b></p> <ul style="list-style-type: none"> <li>• <b>Update on Village Hall Steering Group</b> – The new steering group have met twice since the last meeting. They are investigating what the village wants and the possibility of combining the hall with sporting facilities. They have looked at other village halls for ideas of facilities and build. They are also looking at possible locations.</li> <li>• <b>Best Kept Village</b> – VI and DC to look at doing some temporary repairs to the noticeboards and village hall sign. Notices are to be sent out to businesses and pubs. There Was a good turn out for the litter pick.</li> </ul>	<p>PW</p> <p>VI, DC</p> <p>Clerk</p>

	<p>The cones on the corner of Clay lane need to be replaced by highway markers. Clerk to bring suggestions along next meeting.</p> <ul style="list-style-type: none"> <li>• <b>War memorial</b> –moved to next meeting</li> <li>• <b>Christmas Tree</b> – A tree has been found, Permissions to plant need to be gained from Peaks and Plains and Highways.</li> </ul>	VI Clerk
18.32	<p><b>Finance:</b> <b>Receipts and Payment Report and Bank Reconciliation:</b> As the year end is at the end of the month this report was postponed to next meeting <b>Mandate</b> to be discussed next meeting.</p>	Clerk
18.33	<p><b>Planning:</b> <b>Update on Neighbourhood Plan:</b> <b><u>Questionnaire and results.</u></b> The questionnaire results and analysis report has been reviewed by both the Steering Group and the Parish Council and comments incorporated. The report has been published on the village website. There are a number of recommendations that need the Parish Council to take forward. <b><u>Neighbourhood Design Guide</u></b> The Steering Group engaged Urban Imprint of Macclesfield on the production of a Neighbourhood Design Guide. The Baseline Research Document has been completed. The first draft of the Townscape and Landscape assessment and Design Guide for new development (including extensions to existing buildings) was received on 9<sup>th</sup> March. This document was below the standard expected and comments on chapters 1 &amp; 2 were passed to Urban Imprint at a meeting on 13<sup>th</sup> March. Further comments on the remainder of the document were sent to Urban Imprint on 19<sup>th</sup> March. The final version is due before the end of March. <b><u>Changes to the National Planning Policy Framework (NPPF)</u></b> The Government is consulting on some changes to the NPPF. Some of the changes impact on Neighbourhood Plans and Cheshire East has published a summary of proposed changes. These are:</p> <ul style="list-style-type: none"> <li>• New protections for plans which allocate development sites (para.14)</li> <li>• Direction for neighbourhood plans to consider small scale development sites (para.70)</li> <li>• Requirements on Local Planning Authorities to provide neighbourhood plan groups with a housing target (para.66)</li> <li>• Ability to amend the Green Belt (para.135)</li> <li>• Changes in the detail of approach to Local Green Space (para.100)</li> </ul> <p>We are currently looking at the proposed changes and the impact these may have on our Neighbourhood Plan work. <b><u>Meetings held and planned</u></b> 2<sup>nd</sup> March – Steering Group pre-meeting prior to meeting with Urban Imprint 13<sup>th</sup> March – Progress meeting / discuss design guide with Urban Imprint</p>	PW

15<sup>th</sup> March – Meeting to agree approach on comments on Urban Imprint document

26<sup>th</sup> March – Steering Group meeting

w/c 16<sup>th</sup> and 23<sup>rd</sup> April – Meetings with Tom Evans to begin scoping of Neighbourhood Plan document and derivation of further underpinning information held by CEC.

Further meetings with the Parish residents are being considered to further engage residents in the process. The exact form of these meetings will be decided after the meetings with Tom Evans in April.

### **To consider Planning Applications**

The Parish Council had no comment to make on the following applications

18/1140M - OLD ACRES, WELL BANK LANE

Inflation of membrane cover with integral frame.

18/1481M – HORSESHOE COTTAGE, CLAY LANE

Single storey side extension to create front aspect porch of oak, brick and glass construction, orangery off the existing kitchen/breakfast room of oak, brick and glass construction and access off the new orangery into an existing garage which is to be converted into a play room/study.

The Parish Council had objections to the following application

18/1283M - Additional flexible office accommodation (Use Class B1a) Radbroke Hall

The above application by Barclay's Bank seeks to increase the amount of office space on the Radbroke Hall site by new construction on part of an existing car park leading to the loss of 21 parking spaces. The application does not include for any replacement or additional car parking spaces.

The Peover Superior Parish Council considered this application at the Parish Council meeting on 27<sup>th</sup> March 2018 and concluded that the Parish Council wishes to OBJECT to this application.

The basis for the Parish Council's objection is in relation to potential increase in traffic and loss of parking.

A recently completed survey of the Parish residents in support of the developing Neighbourhood Plan has indicated that the number one issue that residents disliked most about living in the Parish is concerned with traffic – speed through the Village, volume of traffic and inappropriate parking. This was cited by half of all respondents to the survey.

The Parish Council feels that the Planning Statement and Transport Statement, included as part of the application, underplay the severe

impact that traffic movements to and from the Radbroke Hall site have on the Parish residents.

Over the years there have been several applications for additional office accommodation and / or car parking but the impact of traffic through the Parish keeps increasing. In 2001 application was made (01/2548P) and granted for additional 329 car parking spaces. The Decision Notice contained condition 6 that the applicant prepares a Green Travel Plan and that it contains an agreed timescale for reduction of car parking within the site and measures to monitor and enforce the plan. More recently, application 17/3806M has been granted to provide an additional 436 car parking spaces by Barclay's Bank and a further 300 car parking spaces on a neighbouring tomato farm under retrospective application 17/5461M (undecided) by F Rudd & Sons.

While the Transport Statement, section 6, states that there are 833 vehicle movements between 0800 and 0900, currently there are a minimum of 3700 vehicles movements per day in the village of Over Peover, generated by the Radbroke Hall site, which will rise to over 5000 per day when the additional spaces are available. It is clear that with a proposed total of 2536 car parking spaces (section 6.3), all these vehicles need to come and go at some point during the day and a great number of these will use the route down Stocks Lane through the Village. Section 3.3 of the document states that Stocks Lane is a 60mph road, which is true for the section between the A50 and Four Lane Ends. After Four Lane Ends, Stocks Lane drops to 40mph then 30mph and, at school times, to 20mph for the majority of the 30mph zone. All traffic accessing Radbroke Hall from Macclesfield / Alderley Edge area and using Pepper Street or Peover Lane (Section 3.2) will necessarily have to drive past the Primary School and through the Village.

The Parish Council welcomes the measures implemented by Barclay's Bank to reduce traffic such as the shuttle bus service and car sharing initiatives but by their own assessment in section 7.1, over 80% of staff still commute by single occupancy car. This volume of traffic causes the residents problems as staff accessing the main gate cause tailbacks along Stocks Lane and, at times, onto the A50. The volume of traffic turning into Stocks Lane off the A50 from the Holmes Chapel direction makes it very difficult for residents turning out of Stocks Lane towards Knutsford. These impacts are contrary to Cheshire East Local Plan policy CO1 which require developments to be "...supportive of the needs of residents..."

At the Parish Council meeting on 25th April 2017 a representative from Barclay's Bank stated that an Automatic Number Plate Recognition system was hoped to be installed to allow speedier access to the site, but this has not materialised. He also stated that they intended to recruit another 500 personnel to the site, which is

perhaps why this application has been submitted, and that the applicant states that no additional traffic will result is because the increase in personnel and traffic has already occurred.

In conclusion, there has been a history over many years of Barclay's Bank inadequately addressing traffic and parking issues at the Radbroke Hall site to the detriment of the residents of the Parish of Peover Superior. The Parish Council does not wish to restrict the legitimate business interests of Barclay's Bank, but we do expect that real, meaningful, measurable and enforceable actions are taken to reduce the already unacceptable impact of traffic on the residents of the Parish. To this end, we are objecting to this application and suggest that Cheshire East Planning Department, should they be minded to approve the application, do so with the following conditions:

1. That construction work in support of this application cannot commence until the additional car parking under application 17/3860M has become operational.

Reason – To ensure that sufficient parking space is provided on site in a timely manner.

2. That the applicant furnishes Cheshire East and Peover Superior Councils with an up-to-date travel survey completed by more than 50% of all staff employed at the site (direct employees and Managed Service Personnel) within 3 months of the Decision Notice.

Reason – To serve as a baseline against which to measure improvements.

3. That the applicant provides an updated Travel Plan, including annual car reduction targets, and reports progress, measured against the same survey criteria in item 2 above, every six months to Peover Superior Parish Council and Cheshire East Council.

Reason – (i) To ensure that the Travel Plan measures work in practice and to inform any amendments required to the Plan. (ii) To comply with Cheshire East Local Plan Policy CO4 para 5.

4. That the Travel Plan addresses the car parking arrangements for MSP staff should application for parking at the Tomato Farm (17/5461M) be refused or when any temporary use comes to an end.

Reason – (i) To ensure that cars, currently parking at the Tomato Farm, do not cause obstructions on the local roads and lay-bys. (ii) To comply with Cheshire East Local Plan Policy CO4 para 4.

5. That the applicant addresses the congestion issues caused around the main entrance gate, using ANPR or other arrangements, to allow two lane entry.

Reason – To reduce congestion already present which may increase once the additional entrance into the Tomato Farm is no longer useable.

	<p>6. That the applicant, in partnership with Cheshire East Highways, provides a roundabout at the junction of Stocks Lane with the A50. Reasons – (i)To ease congestion for residents in the morning heading towards Knutsford. (ii)To ease congestion for Barclay’s Bank staff in late afternoon heading towards Knutsford. (iii)To slow traffic on the A50 at a location where several cars have left the road and ended up in the hedges either side.</p> <p>7. That Cheshire East should give consideration to the use of the S.106 mechanism to enable Barclay’s Bank to contribute to providing either improved traffic infrastructure (such as a roundabout on the A 50 at its junction with Stocks Lane) or to contribute towards the provision of other assets which would benefit the residents of Over Peover. Reasons – to compensate the residents of Over Peover in respect of the deleterious effects within the village of traffic generated by Barclay’s operations at Radbroke Hall</p> <p><b>To consider Planning Decisions:</b> decisions were reported to the meeting</p>	
<b>18.34</b>	<p><b>Highways:</b> An adopt a road scheme for the monitoring of Potholes and other highway issues was discussed and will be put in the Parish Newsletter. Speed watch, new team need a meeting and a rota organised. Information needs to be gained from John Caulfield regarding membership of the team. Additional training needs to be arranged.</p>	Clerk JH
<b>18.35</b>	<p><b>Correspondence:</b> a list was circulated to the meeting and is attached to the minutes. ChALC have some GDPR training on 18<sup>th</sup> April at 1.30-4pm. Clerk is to see if she can change diary commitments to attend.</p>	Clerk
<b>18.36</b>	<p><b>Items for the next agenda:</b> Newsletter, Speed watch, War Memorial, New Noticeboards, code of conduct.</p> <p>Meeting ended at 21.00</p>	
<p>NEXT MEETING 7.45P.M. TUESDAY 24<sup>TH</sup> APRIL AT OVER PEOVER VILLAGE HALL.</p>		