

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 30th June 2015 at Over Peover Parish Field, Stocks Lane.

Present: Chair of the meeting Chris Hurst (CH), John Caulfield (JC), Jayne Rudd (JR), Sheila Read (SR), Tracey Read (TR), Kathy Doyle (KD), Ian Webber (IW), George Walton (GW) and the Clerk

One member of the public also in attendance.

15.54 Police Report - No incidents to report.

15.55 Apologies for absence: Trevor Cornish (TC)

15.56 Declarations of Interest in any agenda item: None

15.57 To approve the Minutes of the last Meeting on 19th May 2015. -the minutes were agreed and signed as a correct record.

15.58 To discuss matters arising from the last meeting, not already covered in the agenda -
None

15.59 Planning -

Letters received from George Osborne and Cheshire East was read to the meeting. The meeting felt that they had been very misled and hoodwinked in to the affordable housing. Using single people to prove need and then excluding them from the process was in the Parish Council's view unreasonable.

The meeting resolved to write to Mr Suarez thanking him for his reply but questioning the process by which affordable houses are given permission and the need identified is not met. Also asking why permission cannot be sought from applicants in respect of the Data Protection Act to enable the S106 to be adhered to. Why when the Data Protection Act was law when the S106 was drawn up was this not dealt with? At the very least the evidence of a local connection could be given to the Parish Council with Data Protection information anonymised. Finally, the Parish Council suggest that in future applications of this nature full transparency should be given.

The issue of the outstanding planning issues has not been answered by CE and these should also be followed up in the letter. Copies to GW, George Osborne, Dane Plus and Caroline Simpson.

The Chair opened the meeting to public comments

Mr Bean spoke to the meeting regarding the Brakenwood applications. He is disappointed that yet again he has not been notified as a neighbour. The planning history overall seems to have brought about a new property in the greenbelt by stealth and the increase of planning creep on the area. The introduction of a new entrance on to the un-adopted Green Lane and the height of the proposal would adversely affect Mr Bean's amenity.

The meeting closed to public comments

Application 15/2580

The meeting resolved to comment:

The Parish Council are disappointed that there has been no notification of neighbours to this planning application. At the very least the property opposite (Green Lane Cottage) should have been notified. However the Parish Council object to this application on three grounds. The first is a general comment on planning creep. This application's history has enabled what was a property with a garage and paddock to become two homes in what is Greenbelt land. The 'garden' of the new Brackenwood cottage, at present a paddock with children's play equipment in and not garden has the curtilage been exceeded? Secondly the creation of a second entrance on to the un-adopted Green Lane is proposed to open on to the lane opposite the neighbouring property of Green Lane Cottage causing a loss of amenity to this property. Also with the lane itself being un-adopted and so maintained by residents, consultation with them on additional entrances on to the lane should take place. And thirdly the increasing of the height of the property will result in the property of Green Lane Cottage being overlooked and again impact the amenity of this property.

Application 15/2659M

The Parish Council are pleased to note that the neighbours have been consulted. The Parish Council have received no representation from the neighbours and have no comment to make.

Application 15/2935M

The Parish Council are pleased to note that the neighbours have been consulted. The Parish Council have received no representation from the neighbours. However in the light of previous applications in the area for ancillary buildings later becoming dwellings the council have concerns regarding this application.

The details of the decisions made since the last meeting were given.

15.60 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 CE highways have added it to the job sheet for re lining.

Chelford Lane - deferred to next meeting.

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

It was agreed that the signing arrangements should remain as they are, but Cllr Clarkson and Cllr McGrath are to be removed.

Cllr Webber, Cllr Rudd or Cllr Caulfield is to sign off the online payments on the bank statements. Cllr Webber to do so this month.

15.62 Housekeeping and maintenance

AED - a site visit is needed to assess the suitability of the exterior of the school. KD or TR to meet Stephanie Griffiths. Whilst the council have funds, they would like a grant to be made, however if not successful they will still go ahead.

Christmas Tree Lights - Clerk to ask if Northwich Town Council can advise.

Parish Field - Dogs are increasingly being taken on the parish field. New signs are to be ordered saying no dogs, one for the pedestrian gate and one for the 5 barred gate.

Verge Cutting, Cinder Lane - Mr Hulse has begun mowing again. KD questioned if we as a parish should look at making some wild flower areas in the parish and specifically within the Parish Field. Clerk to ask school if this is a project they would like to be involved in.

The Cherry Trees on the Cinder Lane junction are looking poor and may need to be taken down. The Clerk is to ask John Oliver for his opinion.

A review of Standing Orders, Financial Regulations, Risk Assessment and any necessary changes made.

Meeting Dates were agreed for the next 12 months.

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

Clerk to write to Mrs Bloor thanking her for her letter.

15.64 Items for the next agenda

Patton Close

Flashing Speed signs maintenance/repair?

Chelford Lane

Christmas Tree Lights

Cherry Trees

Wildflower areas

Meeting ended 9.30pm

**NEXT MEETING 7.45 PM ON 28th JULY 2015 AT OVER PEOVER METHODIST,
CINDER LANE, OVER PEOVER.**