

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 26th July 2016 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Chris Hurst (CH), Kathy Doyle (KD), John Caulfield (JC), Jayne Rudd (JR), Shelia Read (SR) and the Clerk

16.80 Apologies - Trevor Cornish (TC), Phil Welch (PW), George Walton (GW)

16.81 Questions from the Public - The Chairman welcomed Mr Nick Howard and Mr Jason Storey to the meeting and outlined the process for the public part of the meeting.

Mr Howard said he and Mr Storey represented a company called Crabtree Homes who are a company whose parent company is Community Wind Power owed by Rod and Dianne Wood from Delamere. The company aim to build quality designed homes and work with a community to provide for the needs of the community.

They have acquired an option on a site in Over Peover, next door to Mainwaring Close and opposite Colshaw Hall. They are proposing a development of upto 20 houses which if the application were for 20 houses would have to include 30% affordable or starter homes but if the wish of the community was for a smaller number of homes the affordable part would be negotiable.

The aim of them attending the Parish Council meeting is to gather the initial views of the Parish Council and look at what community development options would be of benefit to the parish.

Suggestions of possible community development would be

A community shop, either on the site or on a site that could be acquired such as the old fire station.

A new village hall, again on the original site or new site

A new Cricket Pavilion

Play equipment

Contribution to the school, above the contribution they would be required to make as part of the development.

The Parish Council's opinion was that a community shop was not something that would be well supported, the cricket pavilion was an option but the council understands that it could not be a permanent structure on the site, play equipment was already well provided for. The school would welcome support but to benefit the whole community a village hall was the most pressing need.

The subject of affordable housing was also discussed given the way the community feels it has been duped with the Patton Close development and the lack of local people being eligible for the homes.

The issue of capacity in the phone network was also mentioned and the problems with broadband would need to be accessed and a solution found.

KD asked how many other sites they had options on. Crabtree Homes have an option on Approx. 50 sites across Cheshire East, with an application being made at Bunbury.

The Chairman thanked Mr Howard and Mr Storey for attending; he said he did think that there would be considerable objections within the community to any development in the village and especially with the development being in the greenbelt. Mr Howard did explain that the owners of the brownfield site at Todds Nursery were approached but they had had no response to their offer.

16.82 To fill vacancies on the Parish Council - the clerk had received no expressions of interest. Therefore the meeting were invited to put names forward. Three names were suggested and the Clerk is to write to each one in turn to see if they would be interested in being on the Parish Council.

16.83 Report from Knutsford Policing Team - No report, should one arrive it will be placed online and on the noticeboards.

16.84 Decorations of Interest - None

16.85 Minutes of the meeting on 28th June 2016 - These were agreed and signed as a true record

16.86 Matters arising from the minutes - Jeremy Owens - the proposed meeting had to be postponed because members of the PC were unable to attend at an earlier time on 27th and that a meeting for the purposes of briefing the PC has been arranged for Monday 8th August. Sam Smiths - The brewery have contacted the clerk regarding the origin of the old 'park gates'. This response was passed on to Tatton Estates for them to respond but in the reply to the brewery the clerk again asked for an update on the old fire station. So far there has been no reply.

Memorial Tree - a tree 'planting' ceremony has taken place and a plaque placed in front of the tree planted in memory of Gordon McGrath. The family expressed their thanks to the Parish Council for the tribute to Mr McGrath.

16.87 Finance - The clerk presented the receipts and payments to the meeting and the invoices to be paid were approved. The bank reconciliation was not presented due to no new bank statement being available. The clerk was asked to use a transaction list in future if this issue occurred again.

16.88 Planning - The plans presented to the meeting were discussed and comments submitted online where relevant.

Decisions made by the Borough Planners were noted.

Clerk to follow up enforcement action regarding the container that is on the land opposite Nixons Cottage.

16.89 Highways - there are 6 volunteers for the speed watch training. JC is to contact PCSO Lindsay Whitehead to arrange a date for training.

The Parish Council, according to highways would be responsible for the cost of moving the flashing speed sign. However as the Parish Council had no say in its positioning and it is obviously in the wrong place, the Council feel that this should be rectified by the highways department. Especially as the installation of the new 20mph flashing signs before the 30mph sign is causing confusion at the approach to the junction.

16.90 Correspondence - a list was circulated to the meeting.

16.91 Housekeeping and maintenance

Section 106 items - KD is to continue to follow up as no site visit has been made.

Noticeboards- Michael Irlam has offered the services of his handyman to tidy up the noticeboard. The clerk is to meet him this week to discuss the project.

Signage - The boundary sign on Batemill is not easy to locate! Clerk and KD to walk down to locate for the signs to be installed.

A third No dogs allowed sign is to be put on the Kissing gate of the playing field

Playing field - Clerk to enquire if ANSA would empty a waste bin if one was put on the field near to the stop watch.

16.92 Update on ongoing projects

Broadband - Stocks Lane properties on the Knutsford exchange are to be part of the Phase 2 works and should receive speeds of 24MB. However Patton Close is not included in this.

The remaining properties on Knutsford Exchange cabinet 2 a new cabinet priced at just over £35,000 is suggested at Paradise House. However this location would exclude 12 homes from any uplift. The grant to each home who has below 2MB is £350. Could this be put towards the cost of the new cabinet? Clerk is to seek clarification on these issues and to invite Andrew Arditti and Glen Fendall to a meeting to discuss the next stage forward.

Footpaths - There are 4 stiles that prove difficult to negotiate. The suggestion is that the Parish Council looks at finding funding to change these four. There is possibility of contributions from local land owners and neighbours but the Clerk is to speak to Public Rights of Way about match funding.

AED - has been ordered. Clerk to contact the school to see if access can be gained should fitting take place in the next month while school holidays are on.

Christmas Tree Lights - Site meeting with Electricity Networks in early August with work to commence ASAP.

16.93 Items for the next agenda

Neighbourhood Plan

Meeting ended 9.06pm

NEXT MEETING 7.45 PM ON 27th SEPTEMBER 2016 AT OVER PEOVER METHODIST, CINDER LANE, OVER PEOVER.