

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 29th July 2014 at Over Peover Methodist Church, Cinder Lane.

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

15 members of the public

14.91 Apologies for absence: Chris Hurst (CH), Robin Lindsay (RL).

14.92 Declarations of Interest in any agenda item: None

14.93 Parishioner's Question time

Cllr Doyle welcomed all members of the public to the meeting and explained the procedure for speaking in the meeting. She then opened up the floor to members of the public.

Mr Vic Wigdahl addressed the meeting concerning the application from Colshaw Hall Farm for an agricultural storage building. Mr Wigdahl lives opposite the proposed building and objects to the size of the proposed building. He said that the building would be a blot on the landscape and was a disproportionate size when considering the number of stock that is overwintered on the land.

Mr Wigdahl also made the point that the cattle that are on the lane do not belong to Mr Irlam, the applicant as would be proven by a check of cattle passports. The cattle in fact belong to Mr Irlam's son in law who farms in Brereton, Holmes Chapel.

Mr Roger Payne addressed the meeting and had 8 points to make:

1. In the application, it is stated that the building would not be visible from public roads or bridle ways. It is untrue - it would be visible from Stocks Lane, and adjacent to a bridleway (which is used for access).
2. The Application has not been advertised or advised to neighbours.
3. The alleged need for storage facilities arises because the farm now consists of residual agricultural land, after the sale of farms, including their existing outbuildings, for development as private residences.
4. The Application states that there would be no effect on wildlife. This is untrue, as there is a risk to wildlife, as established by the special measures which have been required at the nearby assisted housing and playschool developments.
5. The building would detract from the visual amenity of the area, which has consisted of open farmland for generations.
6. The size of the development would be excessive - it could be used to store 34 double-decker buses.

7. The suggested justification regarding savings on fertiliser cost does not stand up to analysis. At the stated price of £300/T and consumption of 100T/year (the highest of the figures quoted), and assuming a discount of 25% for out-of-season purchases, the annual saving would be £7,500. The cost of the proposed building would be many times this figure, possibly £250K - £500K. This gives an extremely low return on investment, and gives rise to speculation as to whether there is any other undisclosed reason for the proposed construction.
8. Contrary to planning rules, work has already started on the site by the tipping of large quantities of hard-core.

Mrs Heather Clawson addressed the meeting to say that she and her husband wholeheartedly endorsed Mr Payne's Views.

Mr Stuart Irlam Addressed the meeting saying that the re homed newts from the affordable housing site were within 60 yards of the proposed shed and suggested that the application should have made reference to this. He also said he suspected that the applicant mentioned the presence of fish in the pond mentioned in the application to try and negate the need for an ecological survey as the fish would have eaten any newts.

Ms Lauren Roberts addressed the meeting and said that the Farm Track that is mentioned in the application is in fact a bridleway and part of the Cheshire Cheese Loop. This bridleway is very popular with walkers, horse riders and cyclists and any use of the proposed building as a base for an agricultural contracting business would be detrimental to the safety of users of the bridleway.

Liz Finney, from Cheshire Endurance Riding Group said that this bridleway was not suitable for large vehicle use.

Mr John Hehir said that the only reason there was a need for a new agricultural shed was that all the old farm buildings had been converted to residential properties. He questioned why Mr Irlam's son in law couldn't store the machinery, fodder and fertiliser at his farm in Holmes Chapel.

Cllr Walton said he was concerned to hear of the lack of publication of this application and if this was the case that there had been no notification at the site, then he would ask the planning department to extend the consultation period and also the call in period for this application so that it could be considered by members and not be decided by delegated authority. The Clerk confirmed that she had had communication with the planning officer during the previous week and he had said he had not posted the publication notices as of Wednesday 23rd July 2014.

Mr Clawson stated that this application on top of the ongoing issues with the nursery and the affordable housing had just pushed residents too far and enough was enough.

Mr Howard Sagar had made his objections on the planning website. He wanted to say that the application was misleading and would impact on local people. There had, according to the website been no site visit made by the planning officer. Mr Sagar also said that the proposed

building has no screening proposed to lessen the impact on residents and there was no mention of the two new ponds created last year.

The Clerk stated that the planning rules on agricultural buildings are different to other applications and if this application had been for a livestock shed the notification of neighbours would have been different. However the public notice should have been put up and as it hasn't there was a strong case for asking for the consultation period to be extended. If Cllr Walton and the Clerk are successful in extending the consultation process the clerk will inform all those present at the meeting via email and if the website is working, online.

Cllr Webber mentioned that Over Peover has a Supplementary Planning Document which was adopted as part of the local plan. Therefore the planners have to take material notice of it. It does make reference to agricultural buildings and the changing impact on the village of large buildings. The Parish Council will use it as part of their comments.

Me Hehir asked if an appeal can be made if the shed is approved. Cllr Doyle replied that unfortunately the only option would be to ask for a judicial review and the cost of such a review would be very costly. Therefore she urged all present at the meeting to make their individual representations to the planning department and not to just rely on the Parish Council's comments.

14.94 Report from Knutsford Rural Policing PC Simon Warr told the meeting about the new system for communicating with members of the public, following the loss of Jane Thirsk in her role as home watch co-ordinator. Cheshire Alert is a new system where anyone can register with the website and once signed up emails of alerts can be sent to members of the public. There is also an increasing use of Twitter @knutsfordnpu where alerts and information is posted online by officers on the beat or at an incident.

The Clerk stated that she is hoping to put a live twitter feed from Knutsford neighbourhood police on to the website for those who do not use twitter.

The issue of speeding in the village was highlighted to the police and it was suggested that the parish council ask PCSO Lindsey Whitehead if the parish can use the new SID (Speed Indicator Device). This records the data and if it highlights a problem it can be acted on.

The Speed watch initiative was also a way of collecting data and extra training for new volunteers can be arranged again via PCSO Lindsey Whitehead.

The new 50 mph on the A50 means that the stretch of road from the Barclays Bank site to the village is a faster piece of road than an A road as it is a national speed limit road. PC Warr said that speed limits were set by the Borough Council, the police just enforce them.

14.95 To approve the Minutes of the last Meeting on 24th June 2014. -the minutes were corrected, agreed and signed as a correct record.

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

14.97 Standing Orders and Financial Regulations - The Clerk detailed the changes that had been made. It was noted that a written report would be needed from the internal auditor and the auditor should be appointed annually. It was suggested this be scheduled for September

each year. The meeting agreed that subject to the change to two password envelopes in the financial regulations these documents should be approved and adopted by the Parish Council.

14.98 Risk Assessment – The risk assessment was reviewed by the meeting and any necessary amendments made. This was then approved by the meeting. The meeting as a result of reviewing the risk assessment felt the Council’s Freedom of Information policy should be reviewed next meeting.

14.99 Planning –
14/2787M – Colshaw Hall Farm

The Parish Council have looked in detail at this application and have had a strong directive from residents who are objecting to this application.

1. No expert evidence has been supplied or report commissioned to justify the size of the building in relation to the farming enterprise. The application shows no details of the numbers of stock being kept, the amount of crops raised or the relationship between the farming activities and the scale of the building proposed. The Parish Council considers that a decision on the application should not be made until adequate expert advice has been provided.
2. The Parish Council meeting held on 29.07.2014 was attended by 15 local residents many of whom addressed the meeting. All residents present had come to demonstrate their opposition to the proposed development. It is within the knowledge of the Parish Council that numbers would have been even greater if information about the proposed development had been properly disseminated.

At the date of the Parish Council meeting site notification notices for the planning application for the proposed development had not been displayed at the site on Stocks Lane. Notices were subsequently posted to inform residents of the proposed development.

On the basis of the evidence currently before it the Parish Council strongly objects to the proposed building for the following reasons:

1. The building is extremely large
2. Its size is disproportionate in relation to the farm and its requirements
3. The building will be visible from Stocks Lane and the adjoining bridleway, contrary to the assertion in the applicant’s Design and Access Statement
4. Access to the proposed building is partly shared by the bridleway which was relocated away from New Hall Farm, a property owned by the brother of the applicant

5. The building's prominent location adjacent to Stocks Lane and a bridleway will have an adverse impact on the visual amenity of the village. The applicant states in the Design and Access statement that, 'it is not appropriate to site [the building] where it will interfere with and impact on the wedding venue/conference centre at Colshaw Hall' and states that the dwellings adjacent to his main block of farmland are, 'very high value dwellings' and yet he considers that it is appropriate to site the building where it will have a directly negative impact on nine neighbouring dwellings on Stocks Lane. He also states that, 'No other site on the farm will result in less visual impact', however the Parish Council considers that there are a number of sites within the farm where such a building will have less visual impact on the village, one of them being the land immediately to the rear of Colshaw Hall.
6. The bridleway forms part of a Cheshire-wide series of linked bridleways known as the Cheshire Cheese Loop which is extensively used by horse-riders, cyclists and walkers and has become a popular tourist attraction. Increased vehicular movements generated by the proposed development and the shared access will have an adverse and possibly dangerous impact upon users.
7. The proposed building is within 50 yards of newt ponds. The ponds were specifically created in order to provide an alternative habitat for great crested newts, which were moved from the affordable housing development site at Woodside Poultry Farm, owned at that time by the applicant's brother, to enable that development to proceed. To achieve this, trees in the coppice were felled, which lessens its screening properties. The applicant has not mentioned the proximity of newt ponds to the proposed development in the Design and Access Statement. An environmental impact study should be carried out prior to any decision on this application.
8. The need for a farm building of this scale is questionable. It is known to the Parish Council that the applicant has adopted the New Zealand system of farming which involves year round outdoor grazing of cattle. This system minimises the need for farm buildings. The applicant states in the Design and Access Statement that the building is required for storage of farm machinery, fodder, fertiliser, and sundry items and to provide some penning for the isolation of animals for veterinary purposes.
 - i. Fodder: under the New Zealand system the fodder used is wrapped silage bales which is normally stored outside.
 - ii. Fertiliser: one of the main reasons put forward to justify the size of building is the requirement to store 39-50 tons of fertilizer in order to take advantage of out of season price discounts. The Red Tractor Dairy Farm Assurance Standards,

which govern the industry, recommend a ten point plan for the safe storage of fertiliser, a commodity which is vulnerable to misuse. These recommend that storage should not be near to or visible from the public highway, should not be where the public has access and should, where possible, be located in a locked facility. These standards are also endorsed by the Health and Safety Executive and the National Counter Terrorism Security Office. The proposal here is to store large quantities of fertiliser in an open-ended building within close proximity to and within sight of the public highway. This proposal causes the Parish Council grave concern.

- iii. Penning: the Parish Council acknowledges that there is some need for penning for veterinary purposes but concludes that the requirements of this farm could be adequately satisfied by a building far less than 42.6m x 18.2m x 7.9m in height.
9. In 2011 a Supplementary Planning Document was adopted for the Parish of Over Peover. Whilst agricultural buildings are an exception to the general policy presumption against new buildings within the greenbelt, consideration should also be given to the guidance at 4.0 Ensuring appropriate development in the village; the objective to be attained is that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself. This policy reflects the wishes of residents of Over Peover as identified in the survey work performed as part of the Parish Plan. The Parish Council believes that the size, scale and location within the landscape of the proposed development are not in accordance with the policy set out in the Supplementary Planning Document.
10. The Parish Council is concerned that the recent concentration of development and events taking place in this part of the village is having a cumulative deleterious effect on the environment and the character of the village in terms of noise and increased traffic movements in addition to the permanent visual impact of the construction of new buildings
11. Should Cheshire East be minded to approve this application the Parish Council would strongly urge that planning conditions be imposed on the applicant in order to preserve in so far as is possible, those aspects of our environment which were found to be so highly prized in the results of the Parish Plan and were incorporated into the Supplementary Planning Document. The Parish Council considers that the minimum requirements under such planning conditions should:
 - a) specify the hours of use,

- b) limit the numbers of vehicles to be kept at the building in keeping with the size of the farming enterprise envisaged,
- c) limit the size of vehicle
- d) include a requirement to provide a detailed landscape and screening plan to mitigate the visual impact of the building and
- e) must require safe and secure storage of dangerous substances in accordance with current guidelines.

14.99.01 Planning Decisions -

14/1650M - Treasure Cottage - Approved with Conditions

14/0425M - Nixons Cottage - Approved with Conditions

14.100 Highways -

Clerk reported that Barclays bank have agreed to pay for the cost of the extending of the yellow lines and the cost of the signage on the laybys.

Speed watch - Cllr Webber to take on the role of co-ordinating this. A plea for volunteers is to go in the newsletter. The Clerk is to locate and store the speed gun and tabards.

Chelford Lane is to have drainage work done and will be intermittently closed over the next three months. Clerk to make highways aware of Mr Read's cows need for access!

14.101 Finance - the following invoices were approved for payment TC/PC

Clerks Fee and Expenses	£383.93	Cq 100786
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HMRC - PAYE	£86.20	Cq 100787
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14.102 Playing Field

14.102.01 Land Registry - letter of engagement has arrived and the cost is quoted as £300. Clerk to challenge but if cannot get them to honour the original fee of £250 to go ahead at £300.

14.102.02 New Play equipment - A display of the plans is to be put in the notice board opposite the school and an article go on the website and in the newsletter. The collating of the information to draw down the funds is progressing.

14.103 Housekeeping and maintenance

14.103.01 War Memorial - Application made. We are still awaiting two quotes from other contractors.

Mr Hulse plants the war memorial borders. It was suggested that the parish council contribute to the flower and make more of the display. This was agreed. The Clerk is to contact Mr Hulse.

14.103.02 Newsletter - hoping to be published soon

14.103.03 Notice Boards and Benches - Clerk to contact David Lewis regarding the notice boards and painting the benches. The Notice board in Peover Heath may need replacing and the others just need painting.

14.104 Updates from Volunteer Groups

14.104.01 Village Hall - deeds have arrived, article in newsletter and all progressing slowly.

14.104.02 Broadband - nothing new to report.

14.89 Correspondence - A correspondence list was circulated to members.

Colshaw Hall fund has been distributed and a cheque has been received towards the permanent siting and power source for the village Christmas tree.

Mr Nichols request for information on those applying for the affordable housing is to be carried out by the Parish Council.

14.90 Items for next agenda -

Freedom of Information policy

Meeting ended 22:00

**NEXT MEETING 7.45 PM ON 9th SEPTEMBER 2014 AT OVER PEOVER
METHODIST, CINDER LANE, OVER PEOVER.**