

PEOVER SUPERIOR PARISH COUNCIL

Clerk – Shareen Worthington
Telephone – 01625 861101

Chairman – Kathy Doyle
Vice Chairman – Phil Welch

Minutes of Parish Council Meeting held at 7.45pm on Tuesday 17th September 2019 at Over Peover Village Hall, Stocks Lane

Present: Councillors Kathy Doyle (Chair), David Clarke, Jayne Rudd, Vicki Irlam, Graham Hunter, John Hehir, Ward Councillor Mark Asquith and the Parish Clerk

Members of Public: Three

19.82 Receive apologies for absence

Apologies were received from Cllr Welch

19.83 Questions or comments from the public

Three residents shared their concerns and raised objections to planning application 19/3863M (Infill development N.E. of Stocks Lane).

At this point, the residents excused themselves from the meeting and left.

19.84 Receive declarations of interest in any agenda items

Parish Clerk: Item 9, point 5 - Personnel Committee meeting.

Cllr Irlam: Item 7, point 2 - Village Hall Grant and item 9, point 3 - Potential site for new Village Hall.

19.85 Approve the Minutes of the last meeting on 23rd July 2019

The Minutes were agreed and signed as a correct record.

19.86 Discuss matters arising from the Minutes, not already covered in the agenda

There were no matters arising.

19.87 Gawsworth and Chelford Police

Cllr Clarke confirmed attendance at the recent police surgeries. There were no incidents reported in the August police report, however, it was noted there had been a break-in at a property on Chelford Lane.

19.88 Finance

- **Receipts and Payment Report and Bank Reconciliation**

The report, which had been previously circulated, was reviewed and approved.

- **Village Hall Grant**

A £1500 grant to the Village Hall was approved for this financial year. There was a brief discussion regarding the financial support provided by the Parish Council to the village Hall. Members agreed to give the matter further thought and deferred further consideration to a future meeting.

19.89 Planning

- **Neighbourhood Plan Update**

Cllr Welch sent the following report:

Neighbourhood Plan Consultation

In accordance with regulation 14 of the Neighbourhood Planning Regulations we commenced the mandatory 6 week consultation period on 19th August. The consultation closes on September 30th.

The formal regulatory notice has been posted on all 4 Parish Noticeboards and sent to all the statutory consultees as well as a number of local consultees such as Barclay's at Radbroke, the School Educational Foundation and the School Academy. For the residents and local businesses, an 8 page newsletter has been delivered advising of the consultation and contains an extract of all of the policies in the Neighbourhood Plan. Two drop in sessions have also been held on 29th August and 8th September manned by the Neighbourhood Plan Steering Group.

Funding

For the current financial year, we received a grant of £3715 of which we have spent £1353 on support from Cheshire Community Action Group (CCAG), printing of full copies of the Neighbourhood Plan, printing of the newsletters and hire of the Village Hall for the drop-in sessions all in line with the budget. The remaining funding is for further support from CCAG to deal with comments received and prepare the mandatory Consultation Statement for submission to Cheshire East Council and further printing when we get nearer the referendum.

Cllr Welch also provided information on Cheshire East's Local Plan. It was agreed that any comments on the Plan should be submitted by the Parish Council as a whole rather than as individuals.

- **Consider Planning Applications**

- 19/3863M: Land N. E. of Stocks Lane - Infill development comprising the erection of two dwellings with associated groundworks, services, drainage, landscaping, access arrangements and car parking.

Comment: The Parish Council wishes to **OBJECT** to this planning application for the following reasons:

1. The site does not fall within the in-fill boundary for Over Peover and cannot therefore be treated as in-fill.
2. The proposal amounts to inappropriate development within the greenbelt. No special circumstances apply.
3. The proposed new buildings occupy almost the entire width of the site which constitutes an unwarranted intrusion into the greenbelt.
4. Over Peover is characterised by its green spaces between groups of dwellings which has been recognised in the Cheshire East SADPD and in the Over Peover Neighbourhood Plan currently subject to regulation 14 consultation. The proposal would diminish this characteristic of the neighbourhood and is therefore out of keeping with the local area.

5. The proposed site layout arrangement, which consists of communal parking and bin stores to the front of the six properties, is more suited to an urban than a rural area and is not in keeping with the surroundings.
6. The communal parking area is likely to become unkempt unless responsibility for its upkeep is carefully delineated and enforced.
7. Environmental and arboricultural concerns have not been sufficiently addressed, in particular the effect of the new access on the roots of the Category A Oak Tree adjacent to the proposed access point.
8. Local knowledge can confirm that a high volume of traffic, travelling at high speeds uses this stretch of Stocks Lane. An additional access point closer to the bend is likely to present a significant hazard.

Finally, the Parish Council deplores the wanton destruction of the mature gardens in front of 2-6 Colshaw Hall Cottages, which included plants, bushes, trees and hedgerow, and their replacement with hardcore. This shows that the applicant has scant regard for the local environment, the preservation of habitats for local wildlife and the amenity of neighbouring properties.

Should the authority be minded to grant the application, the Parish Council requests that a condition is imposed for a comprehensive landscaping scheme to be approved by Cheshire East and implemented in full prior to occupation of any of the properties on the site.

- Appeal: 19/2203M: Grasslands Nursery - Proposed conversion of an existing building into a single dwelling.
Comment: The Parish Council has no comment to make.

- 19/4219M – Peover Superior Endowed Primary School – Proposed single-storey annexe classroom to replace existing temporary classroom structure including new glazed canopy 'link'. Proposed extension fronting Stocks Lane to form re-positioned main entrance including various external works.
- **Comment:** The Parish Council has no comment to make.

- **Consider Planning Decisions**

Several recent planning decisions were reported.

19.90 Housekeeping and Maintenance

- **Footpaths and bridleways**

Cllr Irlam had walked the bridleways and noted a couple of issues which had been reported to Cheshire East. It was suggested any comments on the current state of footpaths should be passed to Cllr Welch who will collate them and submit a report to Cheshire East.

- **Play Equipment update**

Some of the defects identified in the recent inspection of the play equipment have been repaired by Cllr Clarke. Quotes for the renovations have been received. The Parish Council is awaiting approval of the expenditure by Cheshire East Council so that Section 106 funds can be released to defray the costs. It was decided the Chair should ask Cheshire East whether repairs can be authorised before funding is received.

Action: Kathy Doyle

- **Potential site for new Village Hall**

A potential site for the new Hall was briefly discussed.

- **Review Standing Orders and Financial Regulations**

The Chair to review before the next meeting. Item carried forward.

Action: Kathy Doyle

At this point, Ward Cllr Asquith suggested residents be encouraged to complete the questionnaires for the Airport Airspace Review. It was noted that Cllr Hunter had attended one of the focus groups held by Manchester Airport in connection with the impending review. He stated that the process was at an early stage. The aim of the focus groups is to identify local concerns which will help to inform the drafting of the final consultation questionnaire. He felt that some of the questions put to the focus group could be misleading and that further information should be provided. It was noted that two residents, both of whom have extensive experience in this field, had confirmed that they would be attending a focus group on behalf of the village. It was felt that a meeting with an airport representative should be held to discuss the consultation. It was agreed that local residents should be made aware of what is happening; details should be placed on the village website and included in the newsletter and residents should be encouraged to participate in the consultation process and make their views known.

Ward Cllr Asquith made his apologies and left at 8.40pm.

- **Personnel Committee meeting**

It was brought to the attention of the Meeting that a review of the workload involved in the role of Clerk had been undertaken and it was found that the workload greatly exceeded the current framework. It was agreed to increase the contracted hours to eight hours a week split over two half days a week. The Clerk's working hours will be published on the website and appear in the automated signature on emails to make clear the scope of the role. Residents should be made aware that, apart from urgent matters, the Clerk would deal with any queries during the contracted working hours.

- **Newsletter items**

The Clerk requested articles for the newsletter from Members. Cllr Irlam had already provided details of church events but will draft another item to be included in the newsletter. It was agreed the following items should also be included: Speedwatch, Airport Focus Group dates, Barclay's Liaison Committee, an acknowledgement to Mr. and Mrs. Stobart for maintenance of

the parish field and possibly a Neighbourhood Plan update. The Clerk is to obtain the focus group dates and the Members are to submit articles for the remaining items as soon as possible. It was anticipated the newsletter would be ready for circulation by early October.

Action: All

- **WI image copyright request**

The WI wish to use images from the book 'Over Peover - A Cheshire Parish' for a competition entry. Permission was sought from the Parish Council who own the copyright. Permission was duly granted.

- **Barclay's Liaison Committee**

The Chair, Cllr Welch and Cllr Hunter attended a meeting with a Barclay's representatives to investigate the possibility of establishing a Barclay's Liaison Group at Radbroke. It was felt that communication between Barclay's and the parish needs to be improved. Matters discussed included possible extension of residents' use of Radbroke facilities and traffic through the village. The Barclay's representatives assured the councillors that they would make every effort to improve communications with the village and would investigate the possibility of residents making use of additional facilities and attending events within the complex. It was agreed that regular meetings should be held to discuss matters affecting the village. The Parish Council is awaiting future meeting dates.

The Chair agreed to write a letter to the D & G Bus Co. regarding the bus parking near the Whipping Stocks pub.

Action: Kathy Doyle

19.91 Correspondence

The Town & Parish Conference is to be held on 20th November 4-7pm at Canalside Conference Centre in Middlewich.

The presentation for the Best Kept Village Awards is to be held at 7pm on 4th November at Ellesmere Port Civic Hall. Cllr Irlam requested representation be made by the Parish Council.

19.92 Items for the next agenda

Review of Standing Orders and Financial Regulations (carried forward)
War Memorial clean
Wreath for Remembrance

Meeting concluded at 9.45 p.m.

The date of the next PC meeting is Tuesday 29th October 2019