

LOWER PEOVER PARISH COUNCIL

Clerk – Sarah Morgan
Telephone – 07958055158

Chairman – Louise Corlett
Vice Chairman – Steve Wilson

Minutes of meeting held at 7.30pm on Wednesday 19TH November 2018 at Lower Peover Primary School

Action

18.76 Present

Cllrs Corlett, Brown, Kendall, Wilson and Painter

In attendance: S Morgan (Parish Clerk) and Cllr Walton (CEC)

18.77 To receive apologies for absence

Apologies were received from Cllrs Geake and Dutton (personal business)

18.78 To note declarations of members' interests

No interests were declared

18.79 Public Participation

A resident spoke in relation to the appeal against refusal for Land Adjacent and Rear of Holly Tree Drive, raising his objections to the 10 x three storey houses proposed for this site and explaining that although the development was less desirable in terms of the height of the houses, the distances from the neighbouring properties are larger which would be beneficial compared to the approved plans. It is preferred that the site has no three storey properties which would be best for residential amenity and the rural environment, with the proposed three storey houses being significantly higher, with only three taller properties in the village which stand in larger plots and the neighbouring street to this development being characterised by bungalows. Additionally, concerns were raised about the breach of conditions and notices which have been disregarded, residents being informed by newsletter about breaches which would be taking place. It is considered that lorries accessing the site are damaging the road and that the road sweeper is causing further damage, some of which has now been repaired by the CWAC Highways department.

18.80 To receive and confirm the minutes of the meeting held on 12th September 2018

It was **RESOLVED** to confirm the minutes

18.81 To receive a police report

The report provided with the agenda showed only one incident in Lower Peover which was an issue with the functioning of the traffic lights.

18.82 To receive an update from the Unitary Authority Councillors

Cllr Walton spoke about the cluster meeting at Congleton and how this was well received by Parishes that did attend.

It is considered that the police reports provide a helpful picture of incidents in neighbouring parishes.

Concerns regarding tractors and speeding were raised and further meetings are scheduled for parishes to discuss problems. Cllr Walton stressed that these meetings would only continue if enough parishes were in attendance. It was considered that Macclesfield would also be a good location for the meetings to take place.

It was further advised that CEC are looking at the waste collection services and will be launching a public consultation on food waste collection which would see green bins being collected all year, rather than stopping over the winter months as they do currently.

An update was given on the housing delivery test and that CEC was exceeding its target significantly with 27% of houses built being affordable. The National Audit Office have chosen 4 or 5 authorities to discuss how they are getting along with the planning process. Issues with appeals and feedback will be given to parliament.

A pre-budget report for next year is now up for consultation but does not take into account changes in the budget that were recently decided.

Council tax will increase by 2.99% with 1% being ringfenced for children in care.

Macclesfield Town Centre was also highlighted as consultants will be helping with the design of the town.

18.83 Finance

- Payments due were noted and **RESOLVED** as approved
- It was **RESOLVED** to approve the draft budget for 2019/2020
- It was **RESOLVED** to approve the purchase of a display board.
- An update was received in relation to the banking mandate and that payments could now be made by cheque only until online banking registration had taken place.
- It was **RESOLVED** to allow the clerk's fee to be paid quarterly

SM

18.84 To consider the latest planning applications and decisions

SM

The applications were considered, and it was **RESOLVED** to submit the comments detailed below

18/5451M	Yew Tree House, Free Green Lane	Demolition of existing outbuilding to be replaced by a	No objections were raised
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		three car garage with work space	
18/03730/LBC	Foxcovert South Cottage	Construction of detached building to form garage and home office.	No objections were raised
18/03729/FUL	Foxcovert South Cottage	Construction of detached building to form garage and home office.	No objections were raised
18/03779/FUL	Pinfold Crown Lane		No objections were raised
18/04020/FUL	6 Birchwood Drive	Demolition of conservatory and erection of single storey rear extension. Alterations to porch and roof above	No objections were raised
18/03769/FUL	Land at Foxcovert Farm	Erection of one dwelling	Lower Peover Parish Council considers the proposal to be overdevelopment, having an excessively large footprint on this site which currently forms a part of the farmland.

18.85 To consider an appeal in relation to the Land Adjacent and Rear of 13 Holly Drive

SM

It was **RESOLVED** to submit a comment in line with the public representation:-

Lower Peover Parish Council **OBJECT** to the appeal against this application refusal on the following grounds: -

The proposal seeks to introduce a development of properties in a rural setting which is unacceptable for

this site.

The height of the properties proposed will have a detrimental impact on the neighbouring amenity in terms of overlooking due to the aspect and proximity, being at odds with neighbouring developments in terms of scale and density. The plans proposed for properties of 2.5/3 storey houses are not comparable to other properties of this height within the village, which are set in significantly large plots. The proposed are overcrowded for this village.

The site access also raises concerns following the Breach of Condition Notice.

The Council would support proposals for two storey properties for this site should amended plans be submitted which address concerns raised and conditions be adhered to

18.86 Highways and Footpaths

- It was confirmed that no outstanding payments were due for the improvements to local footpaths. An update was requested for the next meeting on the Milbank to Church footpath in relation to works on the camber of the path which the Council had agreed to contribute towards. SM
- The quotation for bollards was reviewed and it was considered that lower cost bollards could be suitable and that one could be purchased prior to pursuing a meeting with CEC Highways to view the site. SW
- The quotation for fingerposts was reviewed and considered to be very high for the works. Cllr Dutton is seeking an alternative quotation for the repairs with the post at Back Lane being the priority. It is considered that the repairs to this post may be eligible for contributions for repair with the works to upgrade the junction to a roundabout which are connected to a development. GD
- The phone box is in need of levelling and **it was resolved** to purchase the phone box was agreed, subject to the insurance policy covering the phone box. The meeting was adjourned to ask the public what they would like to see happen to the phone box and a book swap was supported. The meeting was reconvened. It was considered that Cllr Dutton could assist with levelling the phone box. GD/SM

18.87 Housekeeping and Maintenance

- Cllr Kendall applied for the Best Kept Village award and the village won the first prize in its category. The plaque is to be displayed on entry sign at Birchwood Drive and the certificate is to be displayed on the notice board. Cllrs Brown and AB SW

Wilson will arrange a presentation for the shop as it has received a Little Gem award for its shop frontage. LC
The war display was commended by the Council and Cllr Corlett agreed to write a formal thank you to the organisers of this.

- Selecta DNA update – promotion of the next event was discussed, and it was agreed that a further date in January should be booked with this being promoted alongside the session on 7th December. Flyers will be produced with time to deliver these one week before the event, along with email and social media promotion. SM

18.88 To consider correspondence

The matter of correspondence was discussed and it was agreed that Councillors would respond to emails to advise if correspondence was not required/required to assist with filtering out unnecessary emails. Invitations only from more local Councils would be forwarded. SM/All

18.89 Matters for the next agenda

Speedwatch SM/All
Verge Marker Posts
Broadband

18.90 To note the date of the next meeting

The date was noted

NEXT MEETING 7.30 P.M. WEDNESDAY 9TH JANUARY AT LOWER PEOVER SCHOOL HALL.