

**MINUTES OF A MEETING OF THE LOWER PEOVER PARISH COUNCIL  
HELD AT LOWER PEOVER SCHOOL ON  
WEDNESDAY 15<sup>TH</sup> JANUARY 2013 AT 7.30PM**

**Present** Cllrs S.D Nuttall, Mrs S. L. Geake, A Jackson , Mrs R. A. Kendall, L. Halman, G. Dutton and Cllr G Walton (Cheshire East)

Acting Clerk     Mrs E A McGrath

**14.01 Public comments and Questions** - There were approx. 30 members of the public in attendance.

The Chair outlined to the meeting that all comments should come through the chair and should be in the form of questions. She then introduced Mr N Ratcliffe and Mr Richard Moffat to the meeting. Mr Moffatt said that any comments made in this meeting would no prejudice the public's entitlement to comment on the application and comments should be submitted to CWAC council in the appropriate way.

Mr Moffatt outlined the plans for residential site, consisting of a mix of semi-detached and detached houses, numbering 30 at a density of 18 houses per hectare, slightly less density than on the adjoining area. The housing would also be a mix of market housing and affordable housing. There would also be a potential Section 106 agreement which would offer to the parish council a payment of money for specified projects within the parish. This agreement would be handled by the county solicitor.

The Chair then opened the floor to questions.

Disappointment was voiced by a member of the public that this had come out of the blue and sprung on residents and rumours had been allowed to get out of control.

Mr Moffatt replied that consultation is a process and the first part of that process was to consult with the parish council, there was no intention to hijack the process. There was at this stage no application lodged with the planning authority.

The question was asked regarding the parish plan and what desire was expressed in this document for more development of houses in the parish. The Clerk replied that the parish plan was still unfinished and as such was unlikely to carry any weight but first indications show there was little appetite for more housing in the parish.

The meeting asked why there was no mention of the Birchwood Drive houses so far in the meeting. The clerk explained that there had been two separate approaches made by two different developers to the parish council and only the one concerned with Holly Tree Drive have attended this meeting. The only details the Parish Council have been given regarding the Birchwood Drive houses is the plan that has been displayed on the village notice board. To date no other correspondence has been received.

Cllr Dutton's involvement with the Birchwood Drive scheme was mentioned by members of the public present. The Chair responded that Councillor Dutton had declared an interest and therefore would not take part in, or be present in any discussions pertaining to an application on this site.

Concern was voiced that there was no mention of no 12 Holly Tree drive on the plans. Mr Moffatt said that these plans were just sketch and before an application was submitted that would be

rectified. He also said that 6 houses would be accessed from Holly Tree Drive and the other 24 houses would be accessed from a new access on to Middlewich Road.

Should planning be approved, a considerate construction plan will be drawn up.

Issues were expressed regarding the capacity of the school to cope with new families in the area.

The concern that local utilities would struggle to cope with the demand of 30 new houses. Members of the public questioned if the planning authority considered such things in approving. The clerk directed the public to look at the CWAC website, and in particular the Strategic Housing Land Availability Assessment which outlines the research the council does into housing availability. Also to look at the consultation page for applications as many of the consulters are listed.

Mr Moffatt stated that the plans for the site are by no means complete and as such the developers are looking for the best outcome for the village. If people would like to send feedback to the developers, please do so via the clerk or leave your contact details with Mr Moffatt.

The Clerk then asked the meeting how they wish the parish council to inform them of such developments again. The feeling was via the notice board, as well as by flyer in the village shop.

The Chair thanked all for their attendance and closed the public part of the meeting.

**14.02 Police report** – PCSO Mankee outlined recent incidents reported to the police. One burglary had resulted in an arrest and other minor incidents were reported. There has been some vandalism at Shakerley Mere and public are asked to report any antisocial behaviour as if the police don't know about a problem they cannot deal with it.

The speed check work on Crown Lane had not taken place recently. The Council were able to report they are to have speed signs installed. The clerk is to notify PCSO Mankee with a date of installation then if it is delayed further speed work can be done.

**14.03 Apologies** – Cllr A Jackson, Cllr R Taylor.

#### **14.04 Minutes of the meeting held 13<sup>th</sup> November 2013**

These were approved by the meeting and signed by the Chairman as a true record.

**14.05 Matters arising from the minutes not already covered in an agenda item.** – Positive correspondence had been received from Mr Mercer and Mr Hughes regarding the cutting back of the footpaths and it is hoped the situation will improve.

Wendy Sienfield from Manchester Airport will attend the March meeting as agenda items were large this meeting.

**14.06 Reports from Unitary Authorities** –New airport complaints have been minimal. The CE council will have to present a balance budget on 27<sup>th</sup> February. There have been Marks Stocks has contacted the Clerk to say that the VAS signs have had a few increased planning monies due to the increase of work needed on the Local Plan. The challenge of providing 27,000 new houses by 2030 is causing an issue especially as the local plan is not yet complete.

Plumley station has been awarded the best kept station award and artwork from Lower Peover School has been displayed at the station.

There is a broadband consultation roadshow on 21<sup>st</sup> and 22<sup>nd</sup> January.

#### **14.07 Comberbach Trust Representative for Peover Inferior**

Mr Alun McIntyre has accepted the nomination for the Parish Council.

#### **14.08 Finance**

The presented the meeting with a summary receipts and payments for the period 13<sup>th</sup> November to 15<sup>th</sup> January. Also presented to the meeting was a bank reconciliation for the same period.

## PAYMENTS BECOMING DUE

To	For	£
Lower Peover School Governors	Room Hire	54.00
Warburton Landscapes	Mowing	1008.00
		<u>1062.00</u>

The council have also received a new Homes Grant of £1185. It was felt this should be used to fund the telephone box move and restoration.

### **14.09 House keeping and Maintenance**

- **Telephone boxes** – The council are awaiting disconnection of the telephone box on Smithy Green. **The clerk is to enquire of the shop regarding possible sites to reinstall the telephone box.**
- **Village Sign** – Work has begun.
- **Beech Tree & Trees** – Mr Glass to be contacted and it is hoped work can be done soon.
- **Noticeboard** – The Clerk is to ask David Lewis Centre if their wood work department will take this on and paint and repair it where necessary.

**14.10 Correspondence** – A schedule of Correspondence was received by the council had been circulated to Members.

**14.11 Planning** - A list of planning applications commented on and decisions made were presented to the meeting and is attached to these minutes.

### **14.12 INEOS Brine Caverns**

The Issue of the brine caverns on Back Lane were discussed as there has been a meeting with the oil and pipeline agency to discuss the removal of the oil from the site. It has been proposed that this be removed by road and the parish council has concerns regarding the ability of the roads to cope with the estimated 30 tanker loads per day for up to 12 months.

**The council resolved to contact all the other parish councils involved and try and gain some momentum from CWAC highways department for input and potential alternative extraction other than by road.**

### **14.13 Highways –**

The pothole on the disputed area of the cobbles has not yet been filled. The Clerk is to write to School and ask if this has been followed up with United Utilities.

The Ownership of the former Macclesfield BC owned part of the cobbles is being investigated by CE. Church Hill has numerous potholes and Foxcovert Lane .

Both in CWAC and CE is in a state of disrepair.

Broome Lane has still not been repaired.

**14.14 HS2** – The Minutes of the meeting attended by Cllr Taylor and Cllr Kendall were circulated.

There was disappointment expressed regarding the lack of representation by MR Osborne of his constituents on this subject.

### **14.15 Matters for the next Agenda**

Meeting closed 21.26 pm

Signed:

Date: