

HATHERTON AND WALGHERTON PARISH COUNCIL

MINUTES OF THE MEETING HELD ON MONDAY 25th SEPTEMBER 2017

Present:

Cllr Ian Bennion, Cllr Steve Boyes, Cllr Neil Clowes, Cllr Nigel Dibben, Cllr Chris Knibbs (Chairman),

In attendance

Ward Councillor Janet Clowes, Christine Knibbs (Parish Clerk),

17/27 APOLOGIES FOR ABSENCE

Received from Cllr Barry Dakin, Cllr Steve Mitchell, Cllr Rob Tindall.

17/28 DECLARATIONS OF INTEREST

Cllr Steve Boyes declared an interest in planning application 17/4375N, as the owner of the property.

17/29 MINUTES OF THE PREVIOUS MEETING

Resolved that the minutes of the meeting held on 24th July 2017 be approved as a true and correct record and signed by the Chairman.

17/30 MATTERS ARISING

17/21.2 **16/4116N – Fisherman’s retreat.** Cllr Janet Clowes had followed up on this application and a decision is still awaited.

17/24 **Local Bus Service Consultation**

The Parish Council had submitted objections to the proposals to reduce/ discontinue some local bus services. Cllr Knibbs reported that Cheshire East had received overwhelming response to this public consultation and were in the process of amending their original proposals. Revised proposals should be available later this year.

Other matters arising are agenda items.

17/31 PLANNING MATTERS

17/31.1 16/5719N - Doddington Estate – 102 dwellings across 12 sites

This application is scheduled to come before the Strategic Planning Committee on 27th September and is recommended for approval by CE Planning. The Ward Councillor, two Councillors from Doddington and a member of the resident group (STAND) will speak to this application, and Cllr Knibbs will speak on behalf of Hatherton & Walgherton PC. The parallels with Combermere Abbey enabling development in 2005 were noted. This is an extremely complex application in terms of historic assets, finance, costs and the robustness of the business case. It fails the criteria of the NPPF in several respects, although these may not be taken into account under the enabling development criteria.

Action: Councillors to be emailed as soon as the outcome is known.

17/31.2 Planning Log

The status of current planning applications was noted. The following applications were reviewed.

17/31.2.1 17/4134N - Wayside, Audlem Road, Hatherton

Proposal to build three bungalows on land opposite Wayside. It was noted that this does not comply with the CE Adopted Local Plan and is contrary to policy 5 (Building in the Open Countryside). The development is also unacceptable in highways terms and, combined with the redevelopment of the owner's property opposite, would constitute over-development of a constrained site. The application has an access onto a bend on the A529 Audlem Road which has recently been subject to an in-depth highways safety review. This site does not comply with the sustainability criteria as set out in the CE Adopted Local Plan. The submitted Design and Access Statement contains a number of inaccuracies.

Resolved to object to this application.

17/31.2.2 17/4644N – Park House Farm building, Park Lane, Hatherton.

The building is a steel framed barn structure for conversion to two 4 bedroomed houses. The application has Prior Notification status and therefore does not require planning permission. However, it was noted that the proposal is not compliant with the local planning and design statement. The submitted plans show no garden, access and car parking arrangements. The land boundaries of the proposed properties are not identified.

Resolved to comment on this application.

17/31.2.3 17/4645N – The Spinney, Park Lane, Hatherton

There were no objections to this application.

17/31.2.4 17/4373N – Woodside, Bridgemere Lane, Hatherton

Councillor Boyes was not present for this item. The application is for a single storey side extension and conversion of an existing outbuilding into residential accommodation. There were no objections to the side extension. Regarding the outbuilding conversion, if this is permitted, it should be subject to the condition that it is for ancillary use to the main house only and not as a separate dwelling. It was noted that Cheshire East had mistakenly placed the “notice of application” opposite Woodgate, which is ¼ mile from Woodside.

Resolved to comment on this application.

17/31.2.5 17/3510N - Oak Dene, London Road, Walgherton

The call-in had been rescinded as this is permitted development. This is a retrospective application for approval for the installation of hardcore for access to parking for caravans. Regarding boundary screening, it was suggested that a member of the Parish Council speak to the owner.

17/32 NEIGHBOURHOOD PLANNING

Councillors Boyes confirmed he would take on the Neighbourhood Planning remit previously undertaken by Councillor Bache. The Clerk confirmed that she had requested a copy of the "call for sites" to meet remaining development requirements left over from

the Local Plan Strategy for Hatherton and Walgherton and neighbouring parishes. Ward Councillor Clowes confirmed there are no additional housing sites allocated for Hatherton, unless we choose to bring in additional development in the Neighbourhood Plan, and the only site in Walgherton is Hough Mill Quarry.

The next meeting of the Neighbourhood Plan Steering Group is 23rd October at 7.30 pm at Hough Hall. Funding of £7000 has been applied for and a decision is awaited. If granted, the funding will meet the costs of Cheshire Wildlife Trust and hire the services of Andrew Thompson who has worked extensively across this area.

Other elements of the Neighbourhood Plan requiring input from Hatherton & Walgherton are Public Rights of Way and the Historic Assets Report, which is currently in its second draft and Wybunbury-centred. Cllr Janet Clowes confirmed that Barbara Colbert, the author of the Historic Assets Report would attend the meeting on 23rd October.

17/33 FINANCE REPORT

17/33.1 The finance report had been previously circulated and showed a bank balance of £4267 as at 18th September, with no unrepresented cheques. The second instalment of the precept of £1851 and a VAT refund of £138.91 had been received.

17/33.2 Payments authorised at meeting

Details	Cheque no.	Amount
Clerk's net salary*/expenses August/September 2017	415	£281.17
HMRC (PAYE) August/September 2017	416	£66.40

(*NJC part-time clerk amended hourly rate as from 1st April 2017)

17/33.3 Spending against budget

The current spend against budget for 2017/18 was noted.

17/33.4 External auditor report and certificate

On the basis of their review of the annual return, the external auditors, BDP LLP Southampton, confirm their opinion that the information in the annual return is in accordance with proper practices and no other matters have come to their attention giving cause for concern that relevant legislative and regulatory requirements have not been met.

BDO LLP have certified that they have completed their review of the annual return, and discharged their responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2017.

Resolved - that the matters comprising the financial report be approved.

17/34 HIGHWAYS MATTERS

It was noted that there had been an accident on Hatherton Bends on 4th September resulting in road closure. Cllr Janet Clowes reported that the safety improvements to the A529 were behind schedule as result of the Middlewich Road closure and repairs. It was

suggested we write to Highways, perhaps in conjunction with Audlem Parish Council, to request an update on when the improvements will be completed.

Cllr Knibbs noted that the junction of Crewe Road and Back Lane in Walgherton had been considerably improved by the installation of a chicane, and recalled that the council had asked for a similar treatment at the junction of the A529 Audlem Road and Park Lane some years ago.

Resolved to request this be added to the Highways minor works programme.

Regarding road signs “buried” in foliage, it was noted that it is the land owner’s responsibility to keep traffic signs free of obstruction. There is also a Cheshire East on-line reporting facility for road problems. Cllr Dibben confirmed that he has reported the poor state of the signs at Park Lane.

17/35 REPORT FROM WARD COUNCILLOR

17/35.1 HS2

In constructing the tunnel through Bar Hill at Madeley, the tunnel spoil will mostly be moved to Whitmore but some will be moved to Woore. Much spoil will be moved along the A51 and up to Blakenhall, causing considerable temporary disruption. It was noted that there is a HS2 facility to comment online and that Parish Councils are encouraged to provide their input.

17/35.2 Wybunbury United Charities

Cllr Bennion confirmed he had received a cheque from Cllr Mitchell and this had been banked.

17/36 CORRESPONDENCE RECEIVED

Wybunbury Parochial Church Council had written to thank the Parish Council for the donation towards the graveyard upkeep.

17/37 ANY OTHER BUSINESS

17/37.1 The Parish Council will respond to the Cheshire East consultation on dog fouling.

17/37.2 Cllr Neil Clowes reported that neighbouring residents had approached Helers Cheese Factory to rectify offensive smells and excessive noise. These are causing considerable nuisance and it may be necessary to involve the Environment Agency.

17/38 DATE OF NEXT MEETINGS

Monday 4th December 2017 - to be held at Hankelow Chapel.

The meeting closed at 10.00 pm