

SHAVINGTON-CUM-GRESTY PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT THE VILLAGE HALL
ON WEDNESDAY, 10th APRIL 2013

Present: Councillors Mrs G McIntyre, Mrs S Cheshire, Mrs V Adams, P Yoxall, S Hogben, D Miller, B Melling and Mrs R Hancock.

Apologies for absence: Councillor Mrs B Kelly, K Gibbs, R Clarke and Mrs A Yoxall.

Also in attendance: One member of the public.

191. DECLARATIONS OF INTEREST AND GRANTS OF DISPENSATION

None.

192. PCSO'S AND POLICING ISSUES REPORT

The Parish Council received a written report on policing activity during the month from PCSO M Minton as she was unable to be present at the meeting. The Council noted that the PCSO contributions would be able to be paid in two halves corresponding with the precept payments.

Members discussed continuing car parking concerns in Crewe Road in the vicinity of the Social Club and agreed to ask the Club to remind its members to have due consideration to surrounding residents when parking their vehicles.

193. QUESTIONS FROM THE PUBLIC

These related to the detailed planning application by Wain Homes.

194. MINUTES

RESOLVED: a) That the minutes of the Parish Council meeting held on 6th March 2013 be approved as a correct record and signed by the Chair.

b) That the minutes of the Village Hall Management Committee Meeting held on 13th March 2013 be approved as a correct record and signed by the Chair.

c) That the minutes of the Special Meeting of the Parish Council held on 18th March 2013 be approved as a correct record and signed by the Chair.

MATTERS ARISING:

195. Allotment site clearing and tidying (166, 170 and 177)

The Parish Council considered two quotations received from the three invited for the site clearing and tidying works necessary before plots could be relet, and agreed that the work be awarded to the lowest, M Webster and Son, in the sum of £1,333.33 Plus VAT.

196. ALLOTMENT SITE LEASE

The Clerk reported details of correspondence with Cheshire East Council over the lease of the allotment site and members noted the delays in carrying out the works to fence the site. The Council instructed the Clerk to advise Cheshire East Council that it would not be entering into the lease until the issues had been satisfactorily addressed.

197. VILLAGE HALL ROOF

Councillor D Miller and the Clerk reported on urgent temporary repair works that had been carried out to the Hall roof to seal a leak in a box valley, and other urgent work to clear blocked drains by jetting.

RESOLVED: That the actions be endorsed and that quotations for a permanent repair to the roof be considered at the next meeting.

198. PLANNING MATTERS

- i. **Planning Application No.13/1021N – appearance, landscaping, layout and scale as required by condition 1 of 11/4549N attached to the outline planning permission on land at Rope Lane**

RESOLVED: That the following observations be submitted to Cheshire East Council:

The Parish Council has made a number of observations for consideration, raised some queries that it would require clarification of, and made a number of recommendations for the use of s106 improvements arising from the development in order to help mitigate the effect on the Parish; and would wish these to be attached as conditions to any approval.

The Parish Council notes that all of the 79 dwellings proposed are two storey houses, some of which are located on the plan as being adjacent to a row of bungalows in Northfield Place. These bungalows will suffer from being overlooked as a consequence, and therefore the Parish Council would require that only bungalows be allowed to be built at this point on the site, similar to the conditions placed on the developers of the Triangle site when they construct properties behind the existing bungalows in Stock Lane.

The Parish Council has significant concerns over the impact from heavy traffic during the construction of such a large site and would insist that a temporary 7.5T weight limit be introduced throughout the centre of the Village and along Chestnut Avenue/Vine Tree Avenue to ensure that construction traffic is routed via Nantwich Road and Rope Lane. This is considered essential as the view of the Parish Council is that heavy vehicles will attempt to access the site via the A500 and then along either Gresty Lane or Chestnut Avenue; or from Newcastle Road and then through the Village centre, both of which are unsuitable routes for heavy vehicles. Chestnut Avenue/Vine Tree Avenue is also the only route to Shavington Primary School located on Southbank Avenue.

The Parish Council would also propose that the construction and delivery hours of the site be restricted to between 9am and 5pm Monday to Friday only.

In terms of the developer's s106 contributions to the local infrastructure the Parish Council would request the following highway improvements identified as a priority by Members:

- Improvements to the very poor condition of the carriageway and further traffic calming measures along Gresty Lane which is already extensively used as a rat run by local motorists and will only be used even more so once the works are underway
- The provision of two zebra crossings in the Village at appropriate locations in Crewe Road and Main Road which have been seen as important by Parish Councillors for several years but not currently being considered by Cheshire East
- Improvements to traffic flow in the centre of the Village by simple measures of new signage and white lining in making the Main Road/Sugarloaf Corner triangle a one-way system

The site currently has a public footpath running along the rear of the Vine Tree Avenue properties, which then rejoins Vine Tree Avenue between No. 23 and the sub-station (although this is not clear on the plan), and the Parish Council understands that residents of these properties have concerns over the future potential for anti-social behaviour in what will be a thoroughfare between their properties and the rear gardens of the proposed new dwellings. There is also a drainage ditch running along this same route and the Parish Council would ask whether the developer has any plans to culvert this.

There are areas of open space/recreational use shown on the plans submitted and the Parish Council would request some clarity over where the responsibility for the future on-going maintenance of these areas would fall.

Finally, local knowledge suggests that there is a Foot and Mouth disease burial site located roughly in the centre of the site of the proposed housing development and the Parish Council would ask whether any surveys to establish the extent of any contamination are planned or have been carried out.

ii. Planning Application No.13/1242N – demolition and reconstruction of conservatory, 3 Brookview Close, Wistaston

RESOLVED: No objections.

iii. Planning Application No. 13/1213N - First floor extension to rear at 115 Crewe Road

RESOLVED: No objections.

iv. Planning application No. 13/1146N - first floor hipped roof extension at 127 Crewe Road

RESOLVED: No objections.

v. Planning application No. 13/1277N - Garage block with workshop and office, Rope Farm, Rope Hall Lane, Rope

RESOLVED: No objections.

vi. Belway Homes Appeal

The Parish Council noted the contents of correspondence from Cheshire East Council indicating that Belway Holmes had appealed against the refusal of its application No.11/2212 relating to land at Gresty Green.

199. CORRESPONDENCE

The Parish Council received and noted the following items of correspondence:

- i. An e-mail response from Phil Grocott concerning white lining on Newcastle Road, which would be added to his schedule of works.
- ii. E-mail correspondence with Mr C Allman of Cheshire East Council concerning the lease on the allotments site in Gresty Lane.
- iii. Cheshire East Council's SHLAA 'call for sites' 2013 – which relates to Brownfield sites.

- iv. An e-mail update from Mr S Stafford of the Himor Group in respect of the 'Gresty Oaks' proposals.
- v. E-mail correspondence from Ward Councillor D Brickhill concerning recent street lighting outages in the Parish.
- vi. E-mail correspondence from Ward Councillor D Brickhill with his observations on the detail application of Wain Homes for the Rope Lane site.
- vii. E-mail correspondence from a Village Hall hirer cancelling one of their sessions.
- viii. E-mail correspondence from Rodney Walker concerning the Youth Club and a request for a buildings trustee.

RESOLVED: That in respect of item viii. above the Clerk request more details from Mr Walker before the matter be considered.

200. FINANCIAL MATTERS - Payment of Accounts

RESOLVED: That the following payments be approved:

i.	Internet Central – annual website hosting and domain name	£229.45
ii.	C Moulton – Clerk's salary March 2013 (£820.56 less tax/NI)	£618.57
iii.	M Webster & Son – grounds maintenance work February 2013	£798.47
iv.	Weaver Business Machines photocopier maintenance	£69.70
v.	D Espley – maintenance works to street furniture	£130.00
vi.	Mid Cheshire Footpath Association subscription	£8.00

201. DATE OF NEXT MEETING

RESOLVED: That the Annual Meeting of the Parish Council be held at the Village Hall on Wednesday, 1st May 2013 commencing at 7.15pm.

Chair

1st May 2013