

SHAVINGTON-CUM-GRESTY PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT THE
VILLAGE HALL ON WEDNESDAY, 3rd JUNE 2015

Present: Councillors P Yoxall, Mrs S Cheshire, Mrs V Adams, Mrs A Yoxall, W McIntyre, Mrs G McIntyre, Mrs R Hancock, B Melling, K Gibbs and E Ankers.

Apologies for absence: Councillors B Gibbs and W Cooper.

Also in attendance: Ward Councillor S Edgar, PCSO V Moulton, and 14 members of the public.

019. DECLARATIONS OF INTEREST AND GRANTING OF DISPENSATIONS

Councillor K Gibbs declared an interest in Minute No.022(iii) (Planning Application No.15/2147N) and left the room during the discussion and decision on that item.

020. PCSO'S AND POLICING ISSUES REPORT

PCSP V Moulton delivered her verbal report on policing activity in the Parish during the previous and Councillors noted the information in respect of crime and anti-social behaviour incidents.

Members again raised concerns over parking congestion outside the Nisa store due to motorists double parking which was causing obstructions; and also continuing incidents of speeding vehicles through the Village and asked that the PCSO's pay particular attention to these issues, suggesting that the frequency of Speedwatch checks be increased.

021. QUESTIONS FROM THE PUBLIC

Questions were raised relating to condition of certain trees on open spaces owned and maintained by Cheshire East Council, various planning related matters; the provision of SID's which was being investigated on behalf of the Parish Council by Ward Councillor S Edgar; and the removal of the post box in Main Road - Royal Mail had confirmed that this would be returning to a new location in the immediate vicinity.

022. PLANNING MATTERS

- i. **Section 106 Funding Allocation Meeting Request**
Councillors noted that arrangements were still being made for a re-scheduled meeting with Adrian Fisher of Cheshire East Council to discuss how S.106 monies are spent – this had been moved to 17th June and had now been postponed again, and would now hopefully be held on 23rd June.
- ii. **Planning Application No.14/5472N – Co-op store, The Vine public house, Rope La**
Councillors heard a number of representations from local residents and noted that a new plan showing a larger extended car park had been submitted by the developer on 19th May and with no consultation. The Parish Council confirmed that two of its members would be present at the meeting when Cheshire East Council were to consider the application to verbally state the objections already submitted.
- iii. **Planning Application No.15/2147N – Outline application for 44 dwellings of mixed type and tenure with 30% affordable housing provision on land to the rear of 71 Main Road (resubmission of 14/1669N)**

RESOLVED: That the following objections to the proposals be again submitted to Cheshire East Council:

The Parish Council has received the views of a number of residents of Main Road including those whose boundary adjoins the proposed site. It wholeheartedly agrees and supports the objections contained in the representations from residents of Main Road and reflects these in this objection.

In the same way as in 2014, concern has been expressed by a number of residents in the immediate vicinity in Main Road had not received any notification of the planning application, and had to rely on local word of mouth to be informed. This is clearly an unacceptable situation for such a potentially large development which would have a major impact on local amenity and services. The Parish Council would endorse the residents' views that every property in Main Road should have received notification.

The Parish Council would urge members of the Committee to visit the site to inspect it before making a decision.

Loss of Open Countryside

All of the proposed houses are located **outside of the Settlement Boundary** and within Open Countryside. Local Plan Policy NE2 states: “..... *Within open countryside only development which is essential for the purposes of agriculture, forestry, outdoor recreation, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. An exception may be made where there is the opportunity for the infilling of a small gap with one or two dwellings in an otherwise built up frontage.*”

Over the last three years Shavington has experienced enormous interest from large scale housing developers with around 1,200 additional dwellings already approved despite local objections and largely due to the absence of a demonstrable housing land supply in the Local Plan. Our estimates show that the size of the Parish is likely to increase by over 75% in coming years with it inevitable adverse impact on local amenities, traffic flow and infrastructure. Since the last time this application was submitted other approvals such as Shavington East (275 dwellings)) have received approval. Any perceived demand for this number of additional houses in Shavington has already been more than satisfied by the applications already approved.

Contrary to Green Gap Policy

NE.4 green gaps states: “*Within these areas, which are also subject to policy NE.2, approval will not be given for the construction of new buildings or the change of use of existing buildings or land which would:*

- *Result in erosion of the physical gaps between built up areas; or*
- *Adversely affect the visual character of the landscape.*”

Clearly the proposed development encroaches further into the green gap and would impact on character of the landscape on the north western edge of Shavington.

Impact upon local amenity and amenity of the occupiers of neighbouring properties

Policy BE.1 Amenity requires proposals to be compatible with surrounding land uses and states that they must not prejudice the amenity of future occupiers or the occupiers of adjacent properties. Proposals must not generate such levels of traffic which would prejudice the safe movement of traffic on surrounding roads. Also new developments should not lead to an increase in air, noise or water pollution.

- The layout does not provide sufficient information of its relationship to neighbouring

- properties and buildings. It is not therefore possible to properly assess its impact upon them.
- The design of the proposed development is not in keeping with the character of the surroundings.
- The close proximity of the proposed access road to the adjacent houses will cause harm to the amenity of the occupiers of both properties in terms of increased noise and disturbance from vehicular and pedestrian movements.
- More than 29% of the proposed houses are proposed in a row adjacent to the site's south western boundary with the private rear garden of an adjacent residential property. No account has been taken within this layout of its impact upon the amenities of the occupiers of the adjacent property.
- The layout has urban, car dominated frontages whilst providing insufficient car parking for many of the four bedroomed houses. This suggests that the proposals for the site would result in its overdevelopment.

Highway safety, car parking, traffic flow

Policy BE.3 permits new developments as long as they provide safe pedestrian and vehicle access and adequate parking.

- The development of 44 houses at the proposed site will increase the number of cars using Main Road substantially and further add to severe traffic congestion.
- Main Road is narrow, and many houses have no off street parking, therefore many cars are parked on the road. In practice, this means that there is only space for one lane of traffic to move at a time. An increase in traffic on Main Road will therefore result in even longer queues of cars waiting to pass along the road, and increase the risk to pedestrians from cars and buses mounting the pavement in order to avoid oncoming traffic (dangerous events that occur already). The parked cars on Main Road will also reduce the visibility of traffic emerging from the new access road to the proposed development, increasing the risk of accidents to both pedestrians and car occupants.
- Traffic speed along this section of Main Road regularly exceeds 30 mph. In view of the scale of the development proposed, the junction and visibility standards should not be designed to the bare minimum. Increased visibility should be provided in the leading direction in order to ensure safe access and egress.
- The No. 6 bus comes along Main Road every 30 minutes and the carriageway and pavements are narrow. Large vehicles already have to mount the pavement to get past parked vehicles, and due to the long lines of parked vehicles motorists regularly speed to try to get past before meeting an on-coming vehicle.
- The appropriate level of visibility required may require third party land outside the red line boundary of the application site which cannot be delivered.

Pollution and infrastructure

There is an on-going and serious issue with the existing sewerage system along Main Road which has been unable to cope with excess rainwater and has flooded the carriageway with effluent on a number of occasions. The developer states that the proposed dwellings will be connected to the existing main drainage system so this will not only add further pressure to a sewerage system already unable to cope, but will increase the risk of flooding (due to the additional hard landscaping of the site) and therefore increase the risk of overspill from the sewerage system. Concerned residents of Main Road have been in contact with United Utilities on numerous occasions and have received correspondence from the Company to say that the existing system cannot be upgraded and that a new pumping station needs to be built; and that this work is not imminent.

023. MINUTES

RESOLVED: a) That the minutes of the Annual Parish Meeting held on 13th May 2015 be received.

b) That the minutes of the Annual Meeting of the Parish Council held on 13th May 2015 be approved, subject to the inclusion of Mrs G McIntyre in the attendance list, and signed by the Chairman.

c) That the minutes of the Environment Committee Meeting held on 26th May 2015 be received and signed by the Chairman.

024. MATTERS ARISING FROM THE MINUTES

School Car Park (009a)

Further to the discussions over the School car park and use by users of the Village and Church Halls the Chairman and Clerk reported back on the outcome of their meeting on 21st May with the Chair of Governors at the School, Mr J Goodier-Page.

No rent request had been received from the School for the previous two years, and that efforts had been on-going to ensure that the car park lights were left on until 11pm; the central drain to be cleared; and the hedges/trees maintained to prevent overhanging.

The 2013/14 rent was paid at the last meeting of the Parish Council and the School's Business Manager has been advised that the 2014/15 rent will *not* be paid immediately (as demanded), but instead be paid at some stage over the summer *before* the 2015/16 rent is due.

At the meeting the now expired contract between the Parish Council and the former Cheshire County Council was discussed; the contract included responsibility for maintenance falling to the Parish Council.

Both sides agreed that a new and simpler contract was required for the agreement to continue and the School's proposals were considered in detail – the School was proposing a new annual rental of £1,416.

RESOLVED: That the Clerk write to Mr Goodier-Page to explain that the Parish Council felt that the provision of the car park was essential to the Village economy and was happy to fund it to be open for public use in its role as championing the public interest - it is of a good size and in a central location and is well used and appreciated by local residents, not just those using it when visiting Church or a function at the Village Hall. If it were to be closed for public use after several years of being available it would be missed.

The Parish Council is happy to retain an updated arrangement with the School along the lines suggested. However, the rent should commence from a base level of the current amount and then be increased year on year in line with the prevailing rate of CPI and not RPI, rather than be charged a backdated increase when the School has consistently charged the same annual rent over the last ten years.

025. CORRESPONDENCE

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

- i. A letter from Cheshire East Council's street naming unit containing proposed names for the roads on the Persimmon development at the triangle site.
- ii. A letter from the Council's small works contractor, D Espley concerning the condition of the roadside fencing at the allotment site.

RESOLVED: a) That in respect of item i. above Cheshire East Council be informed that the Parish Council had no objections to any of the proposed street names

b) That in respect of item ii. above the matter be referred to Cheshire East Council as owners of the fencing.

026. FINANCIAL MATTERS

a) Payment of Accounts

RESOLVED: That the following payments be approved:

i.	C Moulton – Clerk's salary net of tax/NI	£724.81
ii.	M Webster & Son – grounds maintenance work May 2015	£853.00
iii.	AJ Hardy Limited payroll	£15.00
iv.	C Willetts website maintenance	£25.00
v.	J Hancock – internal audit 2014/15	£330.00

b) Audit of Account 2014/15 – Internal Auditors' Report

The Parish Council considered the detail of the Internal Auditor's report following his audit of the accounts for 2014/15.

RESOLVED: i. That Mr J Hancock be thanked for his thorough work in carrying out the audit, and that the report be accepted; and that he be appointed to carry out the internal audit for the 2015/16 year..

ii. That the accounts and annual governance statement for the year 2014/15 be approved and that the annual return be signed by the Chairman and submitted to the Council's external auditors, BDO.

b) Grants to local organisations

RESOLVED: That consideration of grant applications received to date be deferred to the next meeting.

027. INFORMATION ITEMS

Councillor Mrs R Hancock suggested that the Parish Council might like to consider sponsoring a community information insert into a future edition of the Village Voice to highlight what's on in the Village for the benefit of residents. The Parish Council felt that this was an excellent idea and agreed to discuss the matter further at the July meeting.

The Parish Council noted that the new Basford West link road was proceeding on schedule and should be completed by the 3rd week in July.

The Parish Council discussed some apparent discrepancies over the receipt of PCSO rotas and schedules and agreed that this matter be discussed again at the next meeting.

The Chairman reported that he had now acquired the new padlocks for the gates together with suited keys.

028. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED: That in accordance with Section 19(2) of the Public Bodies (Admission to Meetings) Act 1960, by reason of the confidential nature of the business next to be transacted, the public and press be excluded from the Meeting.

029. COMPLAINT

The Council noted that the detail of this complaint relating to the way the Council had made the decision to no longer accept bookings from a user group and conveyed to it in letter form during December 2014, had previously been considered by the Complaints Committee at its meeting on 30th March 2015. The complainant had not been satisfied by the response and in line with the Parish Council's Complaints Procedure had asked for the matter to now be considered by the Parish Council.

The Parish Council then considered the complaint with the Members of the Complaints Committee absent from the meeting, and it was:

RESOLVED: That the original decision of the Complaints Committee be upheld, and that the complainant be advised accordingly.

030. DATE OF NEXT MEETING

RESOLVED: That the next meeting be held at the Village Hall on Wednesday, 8th July 2015 commencing at 7.15pm.

There being no further business the Chairman declared the meeting closed at 9.48pm.

Chairman
8th July 2015