

**MINUTES OF A MEETING OF SHAVINGTON-CUM-GRESTY PARISH COUNCIL  
HELD ON 5 APRIL 2017 IN SHAVINGTON VILLAGE HALL, SHAVINGTON, CREWE**

<b>PRESENT:</b>	Councillor W McIntyre Councillor V Adams Councillor W Cooper Councillor R Hancock	In the Chair Councillor S Cheshire Councillor M Ferguson
<b>IN ATTENDANCE:</b>	Borough Councillor S Edgar PC Ollie Cross Mr W Atteridge	Chairman of the Neighbourhood Plan Steering Group
<b>APOLOGIES:</b>	Three members of the public Councillors B Gibbs, K Gibbs, G McIntyre, A Yoxall and P Yoxall	
<b>ABSENT:</b>	Councillor E Ankers	

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**233 DECLARATION OF INTERESTS**

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

No declarations were made.

**234 MINUTES**

**RESOLVED:** That the Minutes of the following meetings be approved as correct records and signed by the presiding Councillor.

- 1) Ordinary meeting held on 1 March 2017
- 2) Extra-ordinary meeting held on 8 March 2017
- 3) Extra-ordinary meeting held on 13 March 2017

**235 MATTERS ARISING (Not detailed separately elsewhere on the agenda)**

**(a) Wessex Close Play Area**

At the previous meeting, the Clerk was asked to write to Cheshire East Council to complain about the poor state of Wessex Close Play Area and the lack of play equipment. Subsequent to the meeting, one of the Members inspected the play area and contacted the Clerk informing her that the play area was, in fact, in a satisfactory condition. For this reason, the Clerk had not made contact with Cheshire East Council.

Members agreed that no further action should be taken at this time.

**(b) New Stationery**

At the meeting held on 1 March, suggestions were made to revise the design of the proposed new stationery. It had not yet been possible to arrange a meeting of the Communications Committee, but this was now planned for 12 April, subject to Members' availability. The Parish Council's recommendations would be considered at that time.

**236 POLICE MATTERS – REPORT FROM PC OLLIE CROSS**

PC Cross reported on recent criminal activity and anti-social behaviour incidents in the parish. Members raised issues about car parking problems.

Note: PC Cross withdrew from the meeting at this point in the proceedings.

**237 BOROUGH COUNCILLOR STEVE EDGAR**

Councillor S Edgar's report included the following:

- CIL – New arrangements (also dealt with under Minute No. 246 below)
- Vine Tree Avenue - resurfacing due to take place on 27 April 2017.
- Possible installation of double yellow lines for a portion of Crewe Road in the vicinity of the junction with Newcastle Road, to minimise car parking problems for residents. The cost of the process was £8,000.  
Councillor Edgar invited Members who lived in this vicinity, to conduct an informal survey of residents to establish if they would be likely to agree to such a proposal. If residents did not agree, the process need not be started and would save the £8,000. In response, a Member commented that the residents in this location would be likely to object to the installation of double yellow lines. Although it would solve the problem of householders' drives being blocked by parked cars, it would impact their domestic arrangements when relatives and friends visited their homes as they too would be prohibited from parking on the road outside their houses.  
Councillor Edgar undertook to enquire into the possibility of H-bar road markings to be placed on the carriage-way at the end of residents' driveways to provide constant vehicle access for residents.  
(See also Minute No. 238 below – comment from Mr W Atteridge.)
- In response to a Member's question, Councillor Edgar undertook to enquire into the possibility of Cromwell Drive being resurfaced.

**238 PUBLIC QUESTION TIME**

Members of the public were able to ask questions, or address the Parish Council in respect of any item on the agenda, or any matter relevant to the Parish Council's business and the local area.

The following issues were raised.

- A member of the public thanked Members for their support at recent Cheshire East Council Planning Committee meetings.
- Chestnut Avenue: Some trees had been cut down and the Parish Council was asked to consider funding the re-planting of replacements. In response, Councillor Edgar undertook to try to establish if there was any funding available.
- Current position regarding the replacement of St Mark's Church with a multi-purpose building to comprise worship and community use.
- Mr Atteridge referenced an issue which had been raised under Minute No. 237 above. He agreed to work with one of the parish councillors to try to establish residents' views about the installation of double yellow lines at the location discussed.

**239 NEIGHBOURHOOD PLAN**

**239.1** Mr W Atteridge, the Chairman of the Neighbourhood Plan Steering reported on attendance at Cheshire East Council (CEC) meetings:

(1) 15 March: meeting with the Neighbourhood Plan Support Team Manager, Tom Evans:

The statistics discussed at the meeting indicated that in Shavington there was a sufficiency of housing -

- 809 new homes applications had been approved, but not necessarily yet built, on the three strategic sites in the parish.

- 450 additional houses, on smaller sites, had been approved/built since the 2011 census. This figure would be formalised by the CEC Housing Study update to the end of March 2017.
- There were at least 398 social housing units approved/built in the Shavington/Wybunbury area on all the new building sites.
- Suggestions for inclusion in the Neighbourhood Plan policies included issues related to the increase in population and traffic, traffic control, pedestrian crossings and road signage.

(2) 22 March: meeting with CEC Planning Department at which Councillor R Hancock had also been in attendance:

This meeting had been arranged to advise Parish Councils about the on-going Local Plan-related activities including the distribution of additional housing requirements to the Local Service Centres.

Shavington, as one of the 13 Local Service Centres in Cheshire East, would be allocated a portion of the 3,500 additional dwelling requirements stated in the emerging Local Plan. As the parish already had 450 new dwellings approved/being built, it was very unlikely that any additional housing numbers would be a requirement.

At this meeting, a number of suggestions had been made which could be included in the Neighbourhood Plan, one of which had been maintenance of the local green gap.

It was reported that CEC would be assigning Local Officers to oversee the Service Centres developments. It was understood that there would be one Officer for each Service Centre.

**239.2** A general update on progress on the Neighbourhood Plan was also reported.

For use as evidence in the Neighbourhood Plan, Edward Timpson, MP, had requested a statement from the Housing Minister to establish the Government's position regarding the 5-year housing supply stated in the Local Plan prior to its formal adoption.

(Note: Borough Councillor S Edgar, Mr W Atteridge, and members of the public, withdrew from the meeting at this point in the proceedings.)

## **240 POLICE MATTERS – FUTURE ARRANGEMENTS FOR FUNDING OF PCSOs**

Parish councillors had met informally with Superintendent Peter Crowcroft on 8 March 2017 to discuss future funding arrangements for PCSOs. New arrangements were planned to be implemented from 2018-2019 and the Parish Council would need to consider its future arrangements during this financial year.

It had been suggested by Superintendent Crowcroft that Members might wish to meet informally with Members from Rope Parish Council to discuss any sharing arrangements.

It was acknowledged that to ensure timely feed into the budget for 2018-2019, the informal meeting should be held in late May. This would allow any issues raised to be put to Superintendent Crowcroft who could, in turn, respond to each of the Parish Councils.

**RESOLVED:** (a) That arrangements be made for an informal meeting of the two parish councils to be held towards the end of May; and

(b) That the Clerk contact her colleague at Rope Parish Council to canvass for dates for the meeting.

## 241 AUTHORISATION OF PAYMENTS

**RESOLVED:** That the following payments be approved.

<b>A      <u>Parish Council Payments</u></b>		
£859.12	Mrs C M Jones	Net Salary (March 2017)
£269.71	HMRC	Tax/NI on Clerk's salary
£15.00	A J Hardy Ltd.	Payroll service.
£50.00	C Willetts	Website maintenance No payment was made in March 2017.
£875.50	M Webster & Son Ltd	Grounds maintenance work (£710.84 net and £142.16 VAT)
£126.00	C Dodd	Hedge-cutting
£43.00	D Espley	Quarterly playground inspection
<b>B      <u>Village Hall Payments</u></b>		
£285.00	Mrs B Fraser	Cleaning of the village hall – February
£94.90	ASH Waste (Invoice 396867 dated 1 Feb 2017)	Collection of waste from village hall (4 lifts) (£79.08 net, £15.82 VAT)
£51.29	ASH Waste (Invoice 414599 dated 1 April 2017)	Collection of waste from village hall (2 lifts) (£42.74 net, £8.55 VAT)
£48.00	M Ascroft	Repair of faulty porch light
£241.52	Scottish Power	Actual energy usage 14 December 2016 to 14 March 2017 £210.19 net and £19.83 VAT
£667.82	British Gas	

## 242 EXCLUSION OF PRESS AND PUBLIC

**RESOLVED:** That in accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following item, owing to the confidential nature of the business to transacted and the public interest would not be served in disclosing that information.

## 243 VILLAGE HALL - ADAPTATIONS

The revised specification for the village hall adaptations was issued to four contractors on 23 March 2017. Quotations had been requested by Friday, 14 April 2017. These would, in the ordinary course of events, be considered by the Parish Council at its meeting to be held on 3 May 2017. The Parish Council was invited to consider if an additional meeting should be held to enable an early decision to be made.

A copy of the final specification which had been issued to the four contractors, was submitted for information.

Subsequent to issue of the invitation to quote, one of the contractors had made a site visit to the village hall and had made suggestions which significantly impacted the approved specification.

Members agreed that the contractor should be asked to submit two quotations; one based on the specification issued; and the second, based on his professional view of what ought to comprise the specification for the work.

It was acknowledged that problems could be encountered if the remaining three contractors submitted quotations based on the original specification, without having been given the opportunity to offer advice on whether the current specification was fit for purpose.

It was agreed that rather than issue another revised specification based on the advice of this one contractor, the remaining three contractors be asked, during the course of their site visits, to offer an opinion in respect of the robustness of the specification.

This arrangement was not entirely satisfactory, but at this stage, Members agreed that to avoid contravening the Financial Regulations, the most pragmatic way of dealing with the matter, would be to review the situation after 14 April 2017 when all quotations had been received.

**RESOLVED:** (a) That no changes be made to the specification;

(b) That, during a site visit to the village hall, each of the remaining three contractors be asked to offer advice in respect of the robustness of the specification issued; and

(c) That no action be taken to arrange an additional meeting of the Parish Council.

#### **244 VILLAGE HALL - WASTE COLLECTION**

At the previous meeting, Members approved a quotation for an alternative company which offered a waste collection service from the village hall, subject to the Council's ability to be able to withdraw from any contract with ASH Waste, the current contractor.

The Clerk had made enquiries of ASH which advised that the Parish Council was locked-in to a 36-month contract. The contract could be cancelled between 3-5 months from the end of the contract end date, otherwise it rolled over for a further 36 months.

The Clerk had now acquired a copy of the contract which had recently been renewed to take account of the change in collection frequency from weekly to fortnightly.

If the Council wished to terminate the contract, there would be an early termination fee and this would be 42% of the remainder of the contract, calculated from 1 May 2017 to 25 January 2020 and was £685.10.

**RESOLVED:** That the Clerk contact local solicitor, Lynne Thornton, to seek an opinion as to whether the Parish Council could withdraw from the contract without the need to pay the early termination fee of £685.10.

#### **245 RE-ADMITTANCE OF PRESS AND PUBLIC**

**RESOLVED:** That the press and public be re-admitted to the meeting.

#### **246 PLANNING MATTERS**

##### **246.1 Planning Applications**

The Parish Council was invited to comment on the following planning applications.

16/6129N	Land at 414 Newcastle Road, Shavington Approval of reserved matters from existing permission 13/4675N approved at appeal. Refer to drawings in relation to access, appearance, landscaping, layout and scale.
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**RESOLVED:** That no additional observations be made on this application, and that the comments made at the meeting held on 1 February 2017, be reiterated.

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| 17/1724N | 3 Oakleaf Close, Shavington CW2 5SF<br>Erection of PVCU conservatory to rear of property.   |
| 17/1360N | Basford West Development Site, Jack Mills Way, Shavington<br>Erection of a pub/restaurant including Manager's flat, car parking and ancillary works |

**RESOLVED:** That no observations be made in respect of planning applications Nos. 17/1724N and 17/1360N.

#### **246.2 Southern Planning Committee – 29 March 2017**

It was reported that at the Southern Planning Committee meeting held on 29 March 2017, the following two planning applications had been refused, as recommended by the Case Officer.

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| 16/4526N | Land to rear of 71 Main Road, Shavington<br>Full planning permission for 30 dwellings including demolition of 71 Main Road  |
| 17/0295N | Land at Shavington Villa, Rope Lane, Shavington CW2 5DT<br>Residential development for up to 29 dwellings and associated infrastructure with access to be taken from Rope Lane. |

#### **246.3 Planning Appeal -16/4597N – 138 Main Road, Shavington CW2 5DP**

Construction of three detached three-bedroom dwellings  
(Appeal Ref: APP/R0660/W/17/3169453)

It was reported that following Cheshire East Council's refusal of permission in respect of planning application No. 16/4597N, the applicant had appealed the decision.

The appeal commenced on 16 March and comments were invited. Comments made after 20 April 2017 would not be considered. Members were reminded that the Parish Council had considered this application at its meeting on 5 October 2016, at which time, the following objections were submitted. These would automatically go forward to the Planning Inspectorate for consideration during the appeal process.

- The application stated that the site is not surrounded by residential property, but this is inaccurate. There are residential dwellings adjacent.
- Three dwellings on the site is over-development.
- There is no reference to the Youth Club and church hall which has a very narrow entrance.
- Visibility: Shared access will be dangerous in terms of highway safety; access is onto a busy road.
- There is restricted visibility. The site is on a bend in close proximity to Bargain Booze and is opposite to a school entrance.
- The site will inhibit access for emergency vehicles.
- Refuse vehicles will also have difficulty accessing the site.
- Refuse bins on waste-collection day will be hazardous to pedestrians.
- This housing development is not needed. The parish already has more housing than is required by the emerging Cheshire East Local Plan (both built and planned). Moreover, the need, as identified through the emerging Neighbourhood Plan process, could show a need for more bungalows.
- Do the services currently available meet planning requirements? (eg, walking distance to schools, doctors.)
- The Parish Council supports the retention of as many established trees as possible and note that there is a TPO (TPO G1) on an Elm tree.
- If the Borough Council is minded to approve the application, it should be conditioned to require the retention of the hedges.

**RESOLVED:** That no further observations be made in respect of planning application No. 16/4597N.



#### **246.4 Local Plan – Consultations**

The Borough Council was currently consulting on various aspects of the Local Plan. The following were listed for consultation which concluded at 5.00 pm on 10 April 2017. There were four documents enclosed in respect of the consultation.

- Site allocations and development policies document: Issues Paper
- Community Infrastructure Levy
- Draft Sustainability Appraisal Scoping Report

Although CEC had issued notification of the consultation, this had been overlooked by the Clerk.

**RESOLVED:** (a) That no specific objections be submitted via the on-line survey; and

(b) That the Council comment, as follows, via e-mail:

- The village of Shavington is over-subscribed for development.
- The Parish Council wishes to preserve the local green gap and the strategic green gap.
- The Parish Council does not wish to allocate any further sites for development.

#### **247 CLEAN TEAM**

Following discussion at the previous meeting, Councillor R Hancock and the Clerk had made enquiries about the provision of equipment for a Clean Team. Equipment such as litter-pickers, bag hoops, refuse sacks, gloves and high visibility vests could be loaned by Cheshire East Council, or could be purchased.

Councillor Hancock had prepared an article for inclusion in the next issue of the Village Voice to try to encourage residents to join a team.

The date of 6 May 2017 had been identified as the first day of activity, targeting the car parks, 'Piccadilly' and Rope Lane.

Councillor Hancock had prepared various documents explaining the procedures to be followed, and the risks to be taken into account. The Clerk undertook to confirm that the Council's public liability insurance would apply to all volunteers who participated in the scheme. The Clerk would also make arrangements to acquire eight high-visibility vests and other equipment for each volunteer.

#### **248 SHARED ITEMS**

Members were able to share information which was not available for inclusion on the agenda.

The following items were reported:

- Councillor Anne Yoxall had submitted her resignation to the Chairman. The resignation took immediate effect. The Clerk would arrange to notify the Elections Office at Cheshire East Council and would also write to Councillor Yoxall expressing the Parish Council's thanks for her contribution to its work over many years.
- An invitation had been received from Crewe Town Council to attend a meeting on 25 May 2017 to explore areas of joint concern between the Town Council and neighbouring parishes.
- An invitation from the Crewe Town Mayor had been received, inviting representation at the Crewe Town Council Annual Meeting and Mayor-Making ceremony on 11 May 2017.
- Faulty street light – 'Piccadilly'. This had previously been reported to CEC. The Clerk would follow-up again and report back.

**249 FUTURE MEETINGS (PARISH COUNCIL AND COMMITTEES)**

3 May 2017	
Annual Parish Meeting	7.15 pm
Annual Council Meeting	To follow at the conclusion of the Parish Meeting
Wednesday, 12 April	Communications Committee
Wednesday, 19 April	Finance Committee (to consider the 2016-2017 accounts prior to approval by the Council on 3 May 2017)

.....Chairman

The meeting commenced at 7.15 pm and concluded at 10.05 pm