

SHAVINGTON-CUM-GRESTY PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT THE VILLAGE HALL ON
WEDNESDAY, 6th APRIL 2011

Present: Councillors K Gibbs, P Yoxall, Mrs A Yoxall, Mrs S Cheshire, D Brickhill, Mrs G McIntyre, Mrs B Kelly, Mrs R Hancock, S Hogben and B Melling.

Apologies for absence: Apologies were received from Councillors R Clarke and D Miller.

Also in attendance: Stephen Barlow of Bloor Homes and PC D Sambrook.

179. DECLARATIONS OF INTEREST

No declarations were made.

180. BLOOR HOMES PRE-SUBMISSION CONSULTATION ON PROPOSALS TO CONSTRUCT 220 DWELLINGS ON LAND AT GRESTY

The Parish Council welcomed Mr S Barlow of Bloor Homes to the meeting.

Mr Barlow explained that the proposed scheme was a joint arrangement between his company and Belway Homes and was currently the subject of extensive consultation prior to the submission of a planning application.

A recent public consultation event had been held at the Alexandra Suite at Gresty Road to which all households in the Parish had been invited. This had an attendance of 145 and a number of issues had been raised which the company was looking to address before progressing to a formal application. Its intention was to submit an application in June 2011 and if this were approved in September there would be an anticipated start on site in Summer 2012.

Mr Barlow then detailed the concerns being investigated and addressed which included the impact on local schools, highway issues, noise assessments, ecology reports, hedgerow retention and requirements of Cheshire East for insulation and drainage requirements; and went on to say that he would welcome any views and input from the Parish Council on the proposals.

Following the presentation Members raised a number of initial queries which were noted by Mr Barlow:

- Were there any proposals for a pedestrian crossing on Crewe Road?
- What was the projected number of traffic movements daily and were there any proposals for a traffic-lit junction where the estate road joined Crewe Road?
- What was the definition of affordable housing and what proportion of the proposed development would be affordable housing?
- How would these properties sell in the current climate with a large number of empty unsold properties on other developments?
- What arrangements would the company make to resolve the issue of power outages in that area of the Parish?
- In what way would the Village benefit and what would the advantages be of the proposal?
- How many jobs would be created as a result of the development?
- Could assurances be given on the retention of the historically significant hedgerow at the end of Gresty Green Lane?
- Would the control of businesses being operated from houses be by legal covenant?

The Parish Council then thanked Mr Barlow for his attendance and then entered into a discussion on what had been discussed. Members were in agreement that this development would almost certainly threaten the continuing existence of the green gap and it was

RESOLVED: a) That the Parish Council prepare a document of defence to assist it in opposing future large scale planning applications in the Parish.

b) That advice be sought with a view to appointing a planning professional to prepare the document on its behalf and that at the appropriate time necessary funding for this work be made available from reserves.

181. PCSO'S AND POLICING ISSUES REPORTS

PC D Sambrook delivered a verbal report on recent policing activity in the Parish and members noted the detail of the seven instances of anti-social behaviour, and of the four crimes recorded since the last meeting.

He then reported with the Vice-Chairman on progress in respect of the establishment of 'No cold calling' zones in the Village and the Parish Council was pleased to note the excellent progress being made.

The Chairman then thanked PC Sambrook for his attendance and input into the meeting.

182. MINUTES

RESOLVED: That the minutes of the Parish Council meeting held on 2nd March 2011 be approved as a correct record and signed by the Chairman.

MATTERS ARISING:

183. PUBLIC QUESTION TIME ITEM (165)

Further to the discussion over the public involvement in the planning applications discussion at the last meeting the subject of whether to include a specific public question time item (with specific rules to prevent misuse) on every agenda was discussed. Until now the Parish Council had always allowed members of the public to address the meeting at the appropriate point in the proceedings, a procedure which had served the Council well without being abused. After some discussion it was

RESOLVED: That the matter be placed on the agenda for the Annual Meeting under review of Standing Orders for further consideration.

184. GROUNDS MAINTENANCE CONTRACT (170)

The Environment Committee Members reported on the outcome of the recent interviews with the three tenderers with the Parish Council noting the discussions that had taken place, the Panel's confidence with the tender submitted by M Webster & Son, and the reasons for this being selected which included the company's ability to deliver the high standard of maintenance required.

RESOLVED: That the decision of the Panel be endorsed and the contract be awarded to Messrs M Webster & Son in the sum of £7,446.80; and that the Clerk write to formally extend the offer.

185. PARISH PLAN

Councillors Mrs G McIntyre and Mrs R Hancock reported on current developments by the Parish Plan Steering Committee and the Parish Council noted that the Group was currently developing its questionnaire which it planned to distribute in September 2011.

The Clerk also reported that the Cheshire Community Action grant of £2,888.00 had been received and paid into the Parish Council's bank account. Arrangements for paying this over to the Steering Group would be made once the Group's bank account was established and following a written request.

186. PLANNING MATTERS

The Parish Council noted and endorsed the following observations which had been forwarded to Cheshire East Council following consideration by Members in respect of planning application No.11/0374N-Three proposed dwellings at 159 Main Road.

"The Parish Council has asked for the application to be called-in under the Cheshire East procedures.

1. Concern that three storey houses will have an overdominating effect in this vicinity.
2. A tree survey is required because of the number of trees on the site protected by TPO's.
3. The proposed access/egress is situated on a narrow and well used section of Main Road where vehicles are parked at all hours during the day by customers of the shops at that location. The Parish Council has road safety concerns over vehicles emerging from the site at this location and the hazards that would create.
4. If approved the Parish Council would require a S.106 agreement with the developer to contribute towards fund road improvements in the Village, which could include the making of Main Road one-way at this location."

187. CORRESPONDENCE

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

- i. A letter from Cheshire East Council advising of the celebrations planned for Her Majesty's Diamond Jubilee during the first week of June 2012 (2nd to 5th).
- ii. A letter from Cheshire Community Action confirming the award of a Parish Plan Development Grant and enclosing a cheque for £2,888.00.
- iii. A letter from Bron Kerrigan advising of her retirement from her role as Parish Plans Development Officer at the end of April.
- iv. A letter from Cheshire East Council Planning Department concerning the arrangements for an appeal against the refusal of Planning Application No. 10/4539N – construction of a single storey building to be used for B1 and B8 purposes at 416 Newcastle Road. Any further representations which the Council may wish to make need to be forwarded to the Inspector by 15th April 2011.
- v. An annual audit notice from the Audit Commission.
- vi. An e-mail from Allotment Holders representative, Cliff Walker, concerning the condition of the allotment site gate and asking if the Parish Council would consider repairing or replacing it.
- vii. A copy of a letter sent by Edward Timpson MP to Cheshire East Council about the Willaston Green Gap Action Team.
- viii. E-mail correspondence from residents of Crewe Road Gresty concerning the proposals to build 220 dwellings to the rear of their property.

RESOLVED: a) That in respect of item v. the Audit Commission be advised that the accounts would be forwarded to it by 30th June 2011.

b) That in respect of item vi. The cost of replacing the gate with a metal five bar type be investigated.

188. FINANCE

i. Payment of Accounts

RESOLVED: That the following accounts be paid:

- | | | |
|----|--|---------|
| i. | C Moulton – Clerk’s salary March 2011
(£820.56 less tax/NI) | £618.57 |
| ii | Mrs B Kelly – travel expenses, planning consultations | £16.90 |

ii. 2010/11 Financial Out-turn report

The Clerk presented his full year report on the Parish Council’s finances for the Council’s consideration prior to the accounts being forwarded to the Internal Auditor for inspection, and subsequently on to the Audit Commission.

RESOLVED: That the report be accepted and that the accounts be approved for submission to Audit.

189. OTHER PARISH MATTERS/SHARED ITEMS

The Parish Council again discussed the large number of potholes still evident in roads throughout the parish and indeed the surrounding areas, and the Chairman asked members to forward details of any which were of particular concern to the Clerk for reporting to Cheshire East.

190. DATE OF NEXT MEETING

RESOLVED: That the Annual Meeting of the Parish Council be held at the Village Hall on Wednesday, 11th May 2011 at 7.30pm, and following the Annual Parish Meeting which would commence at 7.00pm.

Chairman
11th May 2011