

SHAVINGTON-CUM-GRESTY PARISH COUNCIL
MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD AT THE
VILLAGE HALL ON WEDNESDAY, 1st APRIL 2015

Present: Councillors P Yoxall, Mrs S Cheshire, Mrs V Adams, Mrs A Yoxall, W McIntyre, S Hogben. Mrs R Hancock, B Melling, D Miller, R Clarke and K Gibbs.

Apologies for absence: Councillor Mrs G McIntyre.

Also in attendance: PCSO V Moulton, Ward Councillor D Brickhill and eleven members of the public.

224. DECLARATIONS OF INTEREST AND GRANTING OF DISPENSATIONS

Councillor K Gibbs declared an interest in Minute No.228 ii (Planning Application No.15/0876N) as the site boundary was in close proximity to his property, and left the room during the discussion and decision on this item.

225. PCSO'S AND POLICING ISSUES REPORT

PCSO V Moulton gave her verbal report on policing activity in the Parish during the previous month and the Council noted the detail of the 7 crimes and 4 anti-social behaviour incidents.

PCSO Moulton also reported that the concerns over speeding buses had been raised with D&G and that no further reports had been received. She also reported that no further reports of obstruction from parked vehicles had been received for the junctions of Knights Way and Ashcroft Avenue.

226. QUESTIONS FROM THE PUBLIC

Questions and concerns were raised by residents relating to the planning applications for new housing developments on land at Crewe Road (68 houses); and to the rear of 447/449 Newcastle Road (28 houses); and in respect of speeding buses along Greenfields Avenue.

227. MINUTES

RESOLVED: a) That the minutes of the meeting of the Parish Council held on 4th March 2015 be approved as a correct record, and signed by the Chairman.

b) That the minutes of the following Committee meetings be received and the recommendations accepted, subject to the addition of the word 'entire' before 'Hall' at minute No. 219 (b), and signed by the Chairman.

- Minutes of the Environment Committee Meeting held on 17th March 2015
- Minutes of the Special Meeting of the Village Hall Management Committee 25th March 2015

228. PLANNING MATTERS

i. Section 106 Funding Allocation Meeting Request

The Parish Council noted that following an approach to the Chief Executive of Cheshire East Council arrangements were now being made for the Chairman and Vice-Chair to meet with Mr A Fisher towards the end of April to discuss S106 allocations with him.

ii. Planning Application No.15/0876N – Demolition of 449 Newcastle Road including outbuildings and sheds and construction of 28 residential properties with associated access including the widening of the existing ditch works adjacent to the site's northern boundary - 447 Newcastle Road, Shavington.

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

Despite the Parish Council's robust arguments and objections Shavington-cum-Gresty Parish has seen over 1200 new dwellings approved during the last three years with further applications currently being considered. There are approximately 1,700 dwellings in the parish at present, and with the numbers already approved for construction the size will increase by around 75%; and if all of the applications were to be approved the numbers of properties in the parish will more than double. The infrastructure simply will not cope.

It is the Parish Council's view that these additional 28 houses are a further unnecessary intrusion into yet another greenfield site especially since in very close proximity a 39 dwelling development approved on the other side of Newcastle Road; and the large 350 dwelling Shavington Triangle site just a few hundred metres away. The Triangle site and the other approved developments in Shavington already meet the required numbers locally for affordable units.

The property run off water will be disposed via each property soak away or to a water course, and will go through the same infrastructure as the triangle development and the recently approved development directly opposite. It will put unacceptable levels of pressure on the ground water levels.

The Parish Council already has much concern over road safety along this stretch of road where the white carriageway markings have been worn away to such an extent that overflow parking from Playworld and other businesses at the location of the filling station is using either side of Newcastle Road; and this coupled with traffic flow and emerging vehicles means it is only a matter of time before a very serious accident occurs.

There have already been several traffic accidents involving vehicles emerging from the filling station because of poor visibility due to a bend in the road as vehicles approach from the direction of Hough. To add another junction on the opposite side of the road to the filling station and the development already approved at No.414 would create a crossroads in what is already a congested road and add a significant additional hazard. Traffic already regularly backs up along Newcastle Road from the Goodall's Corner traffic lights 300m away and the number of vehicular movements is set to increase substantially with the construction of several hundred more houses at the Triangle site.

The last time this application was submitted and refused was in February 2014, and several previous applications have been refused in the past – there is nothing different in this application to justify it being approved.

iii. PLANNING APPLICATION No.15/1210N - Outline application for the construction of 68 dwellings at land off Crewe Road

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

The Parish Council has received the views of a number of residents of the local area including those whose boundary adjoins the proposed site. It wholeheartedly agrees and supports the objections voiced to it and reflects these in this objection.

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 well over 1,000 additional dwellings already approved despite local objections and largely due to the absence of a demonstrable housing land supply in the Local Plan. Conservative estimates show that the size of the Parish is likely to increase by over 50% in coming years with it inevitable adverse impact on local amenities, traffic flow and infrastructure. 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 between Shavington alongside the A500 and would impact on character of the landscape on the northern edge of Shavington Village.

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 68 houses at the proposed site will increase the number of cars using Crewe Road substantially and further add to congestion.
- The A500 junction is 200m from the proposed access point and this stretch of road is the main route into the Village.
- The traffic egress and entering the site will further increase the cumulative effect of greatly increased numbers from the 1,200+ homes already approved for Shavington, many of which are currently already under construction.

229. CORRESPONDENCE

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

- i. A further letter from the Bridge Club requesting a second key for the Hall.
- ii. A letter from the Council's Waste Disposal Contractor, Ash, advising that HMRC was increasing landfill tax from 1st April 2015 which would have an effect on the monthly charge for all operators.
- iii. Notification from BDO, the Council's external auditors, of the 2014/15 accounts audit timetable.
- iv. A letter from the widow of the tenant of allotment plot 16 requesting the tenancy be assigned to her.

- v. A letter from Cheshire East Highways' Principal Development Engineer Simon Skates advising on the arrangements for managing traffic during the Gresty Road/Crewe Road works commencing on 27th April 2015.
- vi. A letter from a resident containing objections to the proposed development of 68 houses at land off Crewe Road (Planning application No. 15/1210N).
- vii. A copy of Hough & Chorlton Parish Council's objections to planning application No. 15/0876N (28 dwellings to the rear of 447 Newcastle Road) for information.
- viii. Proposed objections to planning application No.15/0885N (two storey extension to the rear of 66 Crewe Road).
- ix. A report concerning SID's from Ward Councillor D Brickhill for information
- x. An e-mail from Joy Bratherton representing residents from Greenfields Avenue over their concerns with bus routes and speeds and requesting a meeting with the Chairman.
- xi. A grant application from MSM.

RESOLVED: a) That in respect of item i. above the Bridge Club be advised that only one key per regular hirer would be issued.

b) That in respect of item iv. above the tenancy be assigned.

c) That in respect of item viii. Above these objections be agreed.

d) That in respect of item x. above the Clerk write to D&G buses in support of the concerns raised over speeding buses.

e) That in respect of item xi. Above, consideration of grant applications for 2015/16 be deferred until after the elections.

230. FINANCIAL MATTERS

Payment of Accounts

RESOLVED: That the following payments be approved:

i.	Weaver Business Machines	£84.35
ii.	C Moulton – Clerk's salary net of tax/NI	£724.81
iii.	M Webster & Son – grounds maintenance work March 2015	£845.44
iv.	C Willetts website maintenance	£25.00
v.	AJ Hardy Limited monthly payroll	£15.00
vi.	HMRC Clerks tax and NI deducted Jan-Mar 2015	£790.71
vii.	Mr C Walker reimbursement for trap at allotments	£24.99
viii.	Internet Central annual hosting	£215.86
ix.	Mid Cheshire Footpath Society subscription	£8.00
x.	W McIntyre expenses reimbursement	£102.72
xi.	D Espley quarterly play area inspection	£40.00

231. INFORMATION ITEMS

The Clerk was asked to raise the questions relating to the lighting and maintenance of the School car park with the Headteacher.

232. EXCLUSION OF 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.

233. COMPLAINT

The Council noted that the detail of this complaint relating to the Village Hall bookings which had previously been considered by the Complaints Committee at its meeting on 3rd February 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 three 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.

234. DATE OF NEXT MEETING

RESOLVED: That the Annual Parish Meeting and Annual Meeting of the Parish Council be held at the Village Hall on Wednesday, 13th May 2015; commencing at 7.00pm for the Annual Parish Meeting; and no earlier than 7.30pm for the Annual Meeting of the Parish Council.

There being no further business the Chairman declared the meeting closed at 10.10pm.

Chairman
13th May 2015