

**MINUTES OF A MEETING OF SHAVINGTON-CUM-GRESTY PARISH COUNCIL  
HELD ON 7 MARCH 2018 IN SHAVINGTON VILLAGE HALL, SHAVINGTON, CREWE**

<b>PRESENT:</b>	Councillor W Cooper	Chairman
	Councillor V Adams	Councillor M Andrews
	Councillor S Cheshire	Councillor M Ferguson
	Councillor B Gibbs	Councillor K Gibbs
	Councillor G McIntyre	Councillor W McIntyre
<b>IN ATTENDANCE:</b>	Borough Councillor S Edgar	
	Mr W Atteridge	Chairman of the Neighbourhood Plan Steering Group
	Six members of the public	
<b>APOLOGIES:</b>	Councillors E Clayton and R Hancock	

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**214 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.

**215 MINUTES**

**RESOLVED:** That the Minutes of the Meeting held on 7 February 2018 be approved as a correct record.

**216 MATTERS ARISING from the Minutes**

There were no matters arising.

**217 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 the Parish Council for displaying a notice in the notice-boards advertising the appeal in respect of land to the rear of 71 Main Road.
- In response to a question about the enforcement of parking breaches on H-bars, the meeting was informed that this was an obstruction matter and was a matter for the Police. Parking on double yellow lines had been decriminalised and was a matter for the Cheshire East Council community wardens.

**218 BOROUGH COUNCILLOR STEVE EDGAR**

Councillor S Edgar reported on Cheshire East Council matters of interest and provided an update in respect of outstanding parish matters.

- New homes bonus (NHB) [designed to encourage local authorities to grant planning permissions for the building of new houses in return for additional revenue]. The proposal had been for this to be apportioned across the region. Following a campaign, it was now confirmed that the NHB would be retained in the areas of development.

- Elephant & Castle (17/2483N). The developer had now paid the cost of the Traffic Regulation Order and details and dates for consultation were awaited.

*[Members were reminded that a condition of the approval was that the development would not commence unless and until a Traffic Regulation Order, changing Main Road into a one-way system, had been made and any legal challenges concluded.]*

- Increase in dog-waste on the Persimmon Homes development. Dog wardens were patrolling regularly and would issue fines to offenders.
- The appeal in respect of land to the rear of 71 Main Road, Shavington (16/4526N) had been dismissed for the same reasons as previously.
- Land at Shavington Villa – evidence was being reviewed as there were concerns about the 5-year housing land supply.
- It was rumoured that the Co-op would be built between July and September this year.
- Taylor Wimpey had confirmed that road names on the development would be those of WWI soldiers from Shavington. The company had also expressed interest in supporting the centenary event to be held in the village in November 2018.
- The Southern Planning Committee had given approval, earlier in the day, to the re-building of Sydney Road Bridge (18/0445N – variation of conditions on application 17/1980N)

## **219 HOUSING LAND SUPPLY (HLS)**

At the previous meeting, the Clerk was asked to invite a Cheshire East Council Officer to attend this meeting to clarify the situation in respect of the five-year housing land supply.

The Clerk had contacted the Director of Planning and Sustainable Development who was, unfortunately, unable to attend the meeting but had provided a full explanation which is provided as an appendix to these minutes.

## **220 POLICE MATTERS**

PCSO Corbett was unable to attend the meeting but had provided a Beat Manager's report which had been issued to Members by e-mail.

## **221 NEIGHBOURHOOD PLAN**

Mr W Atteridge, the Chairman of the Neighbourhood Plan Steering Group updated the Parish Council on progress on the Neighbourhood Plan.

He had prepared a list of housing figures which he would be issuing to Cheshire East Council for comment. His figures indicated that since the 2011 census there were 1,562 more dwellings and this was the highest increase across the Cheshire East area.

## **222 CASUAL VACANCY**

It was reported that owing to non-attendance for a consecutive period of six months, without prior approval of the absence by the Parish Council, Mr Eddie Ankers had become disqualified as a parish councillor, under Section 85(1) of the Local Government Act 1972.

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<sup>1</sup> Although not specifically detailed in the meeting, this is the condition which was imposed by the Southern Planning Committee when it approved the application on 1 November 2017.

In circumstances where a councillor resigned, the process was for the Clerk to notify Cheshire East Council of the vacancy and to advertise it; however, where a vacancy was caused by the disqualification of a Member, it was for the Parish Council to make a declaration that the seat was vacant (Section 86 of the Local Government Act 1972).

The Parish Council was, therefore, asked to declare the seat vacant. This vacancy would then be notified to Cheshire East Council and if no election was called, the Parish Council would be able to co-opt to the vacancy at its April meeting.

**RESOLVED:** (a) That the seat in the Shavington Village Ward, occupied by Mr E Ankers, be declared vacant owing to his disqualification through non-attendance for a consecutive period of six months, in accordance with Sections 85 and 86 of the Local Government Act 1972;

(b) That Cheshire East Council be notified of the vacancy;

(c) That a notice be displayed inviting registered electors to call a by-election; and

(d) That in the event of no election being called, the Parish Council co-opt to the vacancy at the April meeting.

## 223 PLANNING MATTERS

### 223.1 Planning Applications

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

18/0855N      The Vine Inn, Shavington CW2 5DT  
Installation of three new fresh-air intake louvre vents for the Co-op  
Convenience Store adjacent to the pub.

A resident had written to the Chairman and Councillor Steve Edgar to express his concerns about the future of the building as there was some circulating speculation that there was a proposal to demolish it.

Members were reminded that The Vine Inn was registered as a community asset (with Cheshire East Council) in July 2014 and this would lapse in July 2019, at which time, it could be re-nominated as a community asset.

18/0798N      3 Camelot Grove, Shavington CW2 5EL  
Dormer to front elevation

18/1011N      39 Wessex Close, Shavington, CW2 5HX  
Proposed first floor front and single-storey rear extension

18/1048N      91 Main Road, Shavington, CW2 5HX  
Installation of dropped kerb, vehicular access to the front of the property  
opening directly from Main Road.

18/1049N      Basford West Development Site, Crewe Road, Shavington  
Approval of reserved matters (appearance, landscaping, layout  
and scale pursuant to 14/0378N).

18/0058N      45 Woodnoth Drive, Shavington, CW2 5BW  
Construction of new two-storey side extension along with  
single-storey rear garden room extension

18/0883N      20 Main Road, Shavington, CW2 5DY  
Reserved matters application for access, appearance, landscaping,  
layout and scale following outline approval 17/0498N for proposed  
detached dwelling.

**RESOLVED:** That no observations be made in respect of planning applications Nos. 18/0855N, 18/0798N, 18/1011N, 18/1048N, 18/1049N, 18/0058N and 18/0883N.

#### **223.2 Public Path Diversion Order – Footpath No 11 (part) Parish of Basford**

It was reported that Cheshire East Borough Council had confirmed the Diversion Order which became operative on 14 July 2016. Copies of the confirmed order had been deposited and anyone aggrieved by the Order and wished to question its validity, or any provision contained in it, had six weeks from 28 February 2018 to make application to the High Court.

#### **224 HIGHWAY MATTERS (MINUTE NOS. 186 and 206)**

This item was deferred from the previous meeting. Members were reminded that Councillor Steven Edgar had invited the Parish Council to consider if it wished to support the introduction of a 30mph speed limit on Newcastle Road from the Elephant & Castle public house to the garage.

At that meeting, there was some reluctance about the proposal on the basis that a reduction in the speed limit could act as an attraction for potential development on that stretch of road.

Members now considered the proposal, and it was –

**RESOLVED:** That the Parish Council decline to support the introduction of a 30 mph speed limit on Newcastle Road from the Elephant & Castle public house to the garage.

#### **225 STATIC POLICE-MAN**

Members had been notified by e-mail that the recently purchased Static Policeman was stolen on 21 February 2018. This had been reported to the Police.

The Parish Council was invited to consider if another should be purchased (£171.00 - £143.00 net and £28.60 VAT).

The equipment had not yet been added to the insurance schedule, but there was a £250 excess on all claims and if Members agreed to another purchase, the Parish Council would bear the cost in the event of it being stolen.

Initial indications were that for the short time the figure had been placed in various locations, it had been effective in reducing the speed of traffic.

**RESOLVED:** That the Clerk arrange purchase of a Static Policeman, from the company which had provided the first figure.

#### **226 AUTHORISATION OF PAYMENTS**

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

##### **A Parish Council Payments**

£890.95	Mrs C M Jones	Net salary – February 2018
£282.66	HMRC	£222.80 Tax and £59.86 Employer's NI
£15.00	A J Hardy Ltd	Monthly payroll service.
£120.00	Mrs C M Jones	Purchase of two cartridges for printer. (£100 net and £20 VAT)
£80.00	C Willetts	Website support
£875.50	M Webster & Son Ltd	Grounds maintenance (£729.58 net and £145.92 VAT)

£7.30	B Gibbs	Reimbursement for Facebook buffer payment
£270.00	NicsPics	Photographs for the newsletter and for the bank of photographs for use throughout the year.
£235.00	The Leaflet Team	Delivery of the quarterly newsletter
£594	Ten & Bourne Ltd.	Design work on newsletter (£495 net and £99 VAT)
£40.00	Cheshire Association of Local Councils	Clerk's attendance at a half-day training course on VAT for Local Councils.

**B      Village Hall Payments**

£245.00	Mrs B Fraser	Cleaning of the village hall (February 2018)
£52.53	ASH Waste Services	Fortnightly collection of waste (£42.94 net and £8.59 VAT)
£58.49	Water Plus Invoice 03161169	Water services at Village Hall 27 October 2017 – 7 February 2018
£471.53	British Gas Careplan Renewal	The Careplan contract was due for renewal on 5 March 2018. British Gas had confirmed that this would be renewed automatically so that there was no break in the contract.

**227      ROAD SAFETY**

Councillor Martin Andrews invited the Parish Council to consider ways of improving road safety in the village. Councillor Andrews was principally concerned with (a) lack of a pedestrian crossing in the village; (b) the need for a Crossing Guard ('Lollipop Lady/Man'); and (c) narrowness of some roads.

He had been given to understand by a member of the public that despite advertising for a Crossing Guard ('Lollipop Lady/Man') Cheshire East Council had not been able to recruit.

Councillor Andrews was asked to provide the Clerk with details in respect of the points he had raised; in particular, the roads which he considered to be too narrow.

**RESOLVED:** That the Clerk write to Cheshire East Council to express the Parish Council's concern about safety issues in the parish.

**228      WYBUNBURY UNITED CHARITIES**

At the January 2018 meeting, the Parish Council considered a report which provided information from Dr N Clowes, the Chairman of the Trustees.

The report invited the Parish Council to appoint an Estate Trustee to fill the vacancy caused by Peter Yoxall's resignation. As noted in the report, there was nothing to prevent one of the existing Administrating Trustees from also taking on the role of Estate Trustee.

No appointment was made, and Dr Clowes had now raised the issue again and requested the Parish Council to make an appointment.

**RESOLVED:** (a) That Councillor W McIntyre be appointed as an Estate Trust on Wybunbury United Charities;

(b) That the Clerk inform Dr N Clowes of the appointment; and

(c) That the Parish Council trustees contact former Councillor Peter Yoxall to retrieve the Trust cheque book.

**229 CONSULTATION – CHESHIRE EAST ‘SUSTAINABLE MODES OF TRAVEL TO SCHOOLS’ STRATEGY**

Cheshire East Council was consulting on its ‘Sustainable Modes of Travel to Schools’ Strategy and invited comments by 5.00 pm on 29 March 2018.

The link to the consultation documents had been provided.

**RESOLVED:** That the Parish Council decline to submit comments on the Cheshire East ‘Sustainable Modes of Travel to Schools’ Strategy.

**230 INFORMATION ITEMS**

It was reported that arrangements were being made for meetings of the following working groups/committee.

- Assets Task and Finish Group (to prepare a full list of Parish Council assets in time for the audit process).  
This had been identified as a recommendation by the Internal Auditor during the 2016-2017 audit.
- Honorary Freeman Working Group – to prepare guidance for the Parish Council to adopt.
- Finance Committee (April) to review the end of year accounts 2017-2018.

**231 VINE TREE PLAY AREA**

It was reported that Dave Espley, who carried out the playground inspections, had retired with immediate effect. In due course, the Parish Council would need to consider alternative arrangements for inspecting the play area.

The Clerk was asked to enquire of Mr Espley if he could recommend an alternative, appropriately qualified person, who could carry out the quarterly inspections.

**232 TOWN AND PARISH COUNCILS CONFERENCE – 20 FEBRUARY 2018**

Although nominated to represent the Parish Council at the Conference, Councillor Andrews had been unable to attend.

**233 SHARED ITEMS**

Members were able to share information which was not available for inclusion on the agenda. Issues raised included the following:

- New control panel fitted to the central heating system in the village hall.
- A quotation from British Gas, for replacing the boiler was still awaited.
- The light on Piccadilly had been replaced.
- Some street lights had not yet been replaced under Cheshire East Council's recent upgrade of street-lighting to LED. The Clerk was asked to report the following:
  - Greenfields
  - Outside the Village Hall
  - Queen Street car park

**234 VENUES FOR APRIL AND MAY MEETINGS**

In view of the upgrading work taking place in the Village Hall, the 4 April and 2 May 2018 meetings had been booked at Shavington Youth Club.



As the work was to continue until at least the end of May, and possibly beyond, the Clerk undertook to make a booking for the 6 June meeting to be held in the Youth Club.

## **235 VILLAGE HALL PROJECTS (MINUTE NOS. 181 AND 194)**

### **235.1 Toilets Upgrade**

Owing to a breakdown in communication, the toilets upgrade in the Village Hall, scheduled to commence on 1 March 2018 had been delayed.

The Parish Council was asked to confirm the following arrangements:

- The toilets upgrade, to be carried out by Construction Linx to commence on Tuesday, 3 April 2018 and to be completed within 35 working days (as per the detailed schedule approved by the Parish Council at its January 2018 meeting) concluding on Thursday, 31 May 2018, taking into account public holidays during this period.
- Construction Linx had confirmed that it could commence work on 3 April 2018.
- A two-week buffer period be included to cover any unforeseen problems during the project, taking it to an end date of 15 June 2018.
- Councillors W McIntyre and V Adams to arrange, direct with the contractors, access to the Village Hall (the Clerk to provide them with contact details for the company).
- Councillors McIntyre and Adams to notify all regular users that the hall would be unavailable from 3 April until 31 May 2018, and potentially to 15 June; and to decline all casual bookings during this period.
- The Clerk to write to the two churches to explain that during this temporary closure of the hall, it was unlikely that the car park could be made available on Sunday mornings for disabled parking.
- The Clerk, as the Project Manager, would visit the hall once a week to monitor progress.
- It was noted that Councillors W McIntyre and V Adams would be meeting with the contractor to view and approve sanitary ware samples.
- As the toilets in the village hall would be unavailable during this work, there would be no toilet facility for the contractor's workforce and the provision for on-site porta-loos would need to be factored into the final cost. The contractor had not yet advised the additional cost but it was expected to be approximately £30 per week.

During discussion of this item, the Clerk was asked to familiarise herself with the requirements of the CDM regulations. If she had any queries, she was asked to raise them with Councillor M Ferguson by e-mail, copying in the Chairman, Councillors W McIntyre and V Adams.

**RESOLVED:** That the arrangements as detailed above be approved.

### **235.2 Decoration of the Main Hall – DSW Painting and Decorating**

The quotation submitted by DSW Painting and Decorating for decoration of the main hall was approved by the Parish Council at the December 2017 meeting. The Clerk had issued an acceptance letter and informed the contractor that there was no definitive date yet for the decoration to be carried out, as the replacement ceiling and toilets up-grade needed to be completed prior to the decorating commencing.

### **235.3 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 be transacted and the public interest would not be served in disclosing that information.

#### **235.4 Replacement Ceiling**

The Village Hall Management Committee had considered two quotations for the replacement ceiling in the main hall and decided that the Parish Council should be asked to make the decision.

The Clerk's report, together with the two quotations, was submitted.

It was noted that Company A (Quotation 1) had quoted on the basis of the specification but had also offered an alternative specification. The company recommended that there should be no walkway provided as it would place additional weight/load onto the existing timber rafters and CEC Building Control would ask for calculations to ensure that they conformed to building regulations. Although the company itself could calculate the load of the walkway, it was likely that a structural engineer would be required to calculate the existing rafters and this would add significantly to the cost.

The company recommended, therefore, that void lighting be deleted from the specification, and that there should be five access hatches only as an alternative to the walkway.

Company B (Quotation 2) had submitted a quotation based on the Parish Council's approved specification (13 March 2017).

Members were minded to approve the suggested revision, and in the interests of fairness, agreed that Company B (Quotation 2) should be given the opportunity to re-submit its quotation, based on the revised specification.

**RESOLVED:** (a) That Company B (Quotation 2) be asked to revise its quotation for the replacement ceiling, based on the revised specification which required (i) no walkway; (ii) removal of the need for void lighting; and (iii) five access hatches only to be provided as an alternative to a walkway; and

(b) That the Parish Council consider the quotation at its meeting to be held on 4 April 2018.

.....Chairman

The meeting commenced at 7.15 pm and concluded at 8.50 pm



**APPENDIX  
(Minute No. 219 refers)**

Explanation of Housing Land Supply, provided by the Cheshire East Council Director of Planning and Sustainable Development

*The issue of Housing Land Supply (HLS) is a complex one and is constantly under attack by developers wanting to promote housing schemes. Therefore, there will always be individuals arguing that Cheshire East Council (CEC) does not have a 5 year HLS.*

*On adoption of the Local Plan, the Inspector accepted that CEC has a 5.3 years supply. In four recent appeals, Inspectors accepted arguments from appellants that some sites may not deliver housing as quickly as CEC expects and have therefore concluded that the HLS figure is marginal. None have said that CEC does not have a 5 year HLS but they have said it is not 'robust.' Nonetheless, CEC still won three of the cases and are considering a challenge on the fourth, which CEC lost but they consider that the Inspector's assessment was flawed. The case was for 29 dwellings on land at Shavington Villa, Rope Lane, Shavington.*

*It is worth remembering that CEC has to apply a 20% buffer to the 5 year HLS - this equates to an extra year so that the 5 year HLS is in fact 6 years' worth of supply (hence why Councillor Edgar mentioned 6.3 years); therefore, CEC's argument is that whether there is just over or just under, CEC has, in reality, well over 5 years.*

*It is the Council's firm case that it can demonstrate a 5 year supply of housing land – and it has defended that case in a number of appeals, including two major appeals by Muller Strategic Property and Gladman Developments over the fortnight beginning 19 February 2018.*

*CEC is highlighting the very clear support received from the Local Plan Inspector regarding how CEC addresses HLS such as assumed lead-in times and delivery rates for sites.*

*CEC is pointing to very recent case law, from the Court of Appeal, which places more emphasis on the capability of sites coming forward in 5 years rather than having to demonstrate that every dwelling will be built.*

*The heart of the Council's case is that whilst the 5 year supply target sits at 14,824, it has 20,441 homes with planning consent or a resolution to grant – and a further 600 Ha of land allocated for housing in the Adopted Cheshire East Local Plan. In the last 12 months alone, planning permission was granted for over 5,000 new homes. The Council is working closely with developers to bring forward allocated and consented sites and obtain up-to-date information about their deliverability. CEC is seeing the level of housing completions rise year on year with every chance that this will now start to exceed CEC's Plan target and address the current backlog in delivery.*

*There is no shortage of housing land in the borough – the issue is how quickly it can be built out.*

*Early indications are that housing completions this year (2017-18) will improve on last year's record figure (1,763 net homes built). By December 2017, at least 1,600 net completions had been recorded, suggesting that for the first time, over 2,000 homes may be built in a single year.*