



Shavington-cum-Gresty  
Parish Council

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**Parish Councillors are summoned to a  
MEETING OF THE PARISH COUNCIL**

**DAY/DATE: WEDNESDAY, 7 MARCH 2018**

**TIME: 7.15 PM**

**VENUE: SHAVINGTON VILLAGE HALL,  
MAIN ROAD, SHAVINGTON**

Enquiries to: Clerk: Carol Jones

Issue date: 28 February 2018



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To: Members of the Parish Council  
Councillors M Andrews, W Cooper (Chairman), K Gibbs (Vice-Chairman), V Adams,  
E Ankers, E Clayton, S Cheshire, M Ferguson, B Gibbs, R Hancock, G McIntyre and  
W McIntyre

Copies: Borough Councillor Steven Edgar  
PC Ollie Cross, PCSO P Corbett  
Mr W Atteridge, Chairman of the Neighbourhood Plan Steering Group

**Note: Members of the public are asked to print their own copy of the agenda from the website. Members of the public without access to the Internet are asked to contact the Clerk by no later than noon on the day of the meeting to ensure that spare copies of the agenda are available at the meeting.**

# A G E N D A

## 1 APOLOGIES

Apologies for absence should be notified to the Clerk by noon on the day of the meeting, if possible. **Councillor R Hancock**

## 2 DECLARATION OF INTERESTS

Members to declare any disclosable pecuniary interest or non-pecuniary interest which they have 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.

Whilst the Clerk can advise on the Code of Conduct and its interpretation, the decision to declare, or not, is the responsibility of the Parish Councillor, based on the particular circumstances.

## 3 MINUTES

To approve as a correct record, the Minutes of the meeting held on 7 February 2018.



## 4 MATTERS ARISING from the Minutes (Not detailed separately elsewhere on the agenda)

## 5 PUBLIC QUESTION TIME

Members of the public are 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.

Each member of the public is permitted to speak for a maximum of five minutes. The Chairman has discretion to extend public question time. **Members of the public are reminded that if there are any observations on the planning applications listed below, this is the only opportunity for those comments to be made.**

**Note:** Borough Councillor S Edgar and Mr W Atteridge, each have their own item slots on the agenda and will speak under those items, but, as with other members of the public, will not be able to participate in the remainder of the meeting.

## 6 BOROUGH COUNCILLOR STEVE EDGAR

Councillor S Edgar to report on Cheshire East Council matters of interest and provide an update in respect of outstanding parish matters.

## 7 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 contacted the Director of Planning and Sustainable Development who is, unfortunately, unable to attend the meeting but has provided the following explanation.

*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 do 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.*

## **8 POLICE MATTERS**

To receive a report from PCSO P Corbett.

## **9 NEIGHBOURHOOD PLAN**

To receive an update from Mr W Atteridge, the Chairman of the Neighbourhood Plan Steering Group.

## **10 CASUAL VACANCY**

To report 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 has become disqualified as a parish councillor, under Section 85(1) of the Local Government Act 1972.

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

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

## 11 PLANNING MATTERS

### 11.1 Planning Applications

The Parish Council is invited to comment on the following planning applications. Members are asked to view the applications on-line at [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk).

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.

Deadline date for observations: 12 March 2018

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

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

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18/0789N      3 Camelot Grove, Shavington CW2 5EL  
Dormer to front elevation

Deadline date for observations: 9 March 2018

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

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

## 12 HIGHWAY MATTERS (MINUTE NOS. 186 and 206)

This item was deferred from the previous meeting. Members are reminded that Councillor Steven Edgar 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 the 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.

## 13 STATIC POLICE-MAN

Members were notified by e-mail that the recently purchased Static Policeman was stolen on 21 February 2018. This has been reported to the Police. The cost was £171.00 (£143.00 net and £28.60 VAT).

The Parish Council is invited to consider if another should be purchased. The equipment had not yet been added to the insurance schedule, but there is a £250 excess on all claims and if Members agree to another purchase, the Parish Council will bear the cost in the event of it being stolen.

## 14 AUTHORISATION OF PAYMENTS

The Parish Council is asked to authorise the following payments.

### A Parish Council Payments

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£890.95	Mrs C M Jones	Net salary – February 2018
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£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.
£80.00	C Willetts	Website support
£875.50	M Webster & Son Ltd	Grounds maintenance (£729.58 net and £145.92 VAT)
£tba	M Webster & Son Ltd	Purchase of bark mulch for rose beds.
£7.30	B Gibbs	Reimbursement for Facebook buffer payment
£594	Ten & Bourne Ltd.	Design work on newsletter (£495 net and £99 VAT)
£40.00	Cheshire Association of Local Councils	Half-day training course on VAT for Local Councils.

The Clerk is familiar with the regulations in respect of claiming VAT for the Council's non-business activities; however, during the audit of the accounts for 2016-2017, the Internal Auditor raised an issue about the level of VAT to be incurred on the Village Hall projects and stated that VAT in excess of £7,500 could not be re-claimed and recommended that professional advice be sought.

The Clerk's attendance at this course should give her greater understanding of the law and guidance on VAT.

#### **B      Village Hall Payments**

£tba	Mrs B Fraser	Cleaning of the village hall (February 2018)
	ASH Waste Services	Invoice not yet received
£471.53	British Gas Careplan Renewal	The Careplan contract is due for renewal on 5 March 2018. British Gas has confirmed that this will be renewed automatically so that there is no break in the contract.

#### **15      ROAD SAFETY**

(Item requested by Councillor M Andrews)

To consider ways of improving road safety in the village.

#### **16      WYBUNBURY UNITED CHARITIES**

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

The report invited the Parish Council to appoint an Estate Trustee to replace 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 Mr Clowes has now raised the issue again and requests the Parish Council to make an appointment. For ease of reference, a copy of the report submitted to the January meeting, is enclosed.

#### **17      CONSULTATION – CHESHIRE EAST'S 'SUSTAINABLE MODES OF TRAVEL TO SCHOOLS' STRATEGY**

Cheshire East Council is consulting on its 'Sustainable Modes of Travel to Schools' Strategy and invites comments by 5.00 pm on 29 March 2018.

The link to the press release relating to the consultation on Cheshire East's Strategy is as follows:

[http://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/media\\_hub/media\\_releases/cheshire-east-council-is-to-consult-residents-on-ways-to-promote-healthier-and-greener-travel-to-schools.aspx](http://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/cheshire-east-council-is-to-consult-residents-on-ways-to-promote-healthier-and-greener-travel-to-schools.aspx)

The Strategy and questionnaire can be found at the following link:

[http://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/consultations/consultations.aspx](http://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/consultations.aspx)

## **18 INFORMATION ITEMS**

To report that arrangements are 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 was identified as a recommendation by the Internal Auditor during 2016-2017.
- 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.

## **19 VINE TREE PLAY AREA**

To report that Dave Espley, who carries out the playground inspections, has retired with immediate effect. In due course, the Parish Council will need to consider alternative arrangements for inspecting the play area.

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

Councillor Andrews to report on the Conference held on 20 February 2018.

One of the issues reported at the meeting was that a new Code of Conduct has been adopted by Cheshire East Council. This will be rolled-out to town and parish councils in due course.

## **21 SHARED ITEMS**

Members are able to share information which was not available for inclusion on the agenda. Decisions cannot be taken under this item.

## **22 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 have been booked at Shavington Youth Club.

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

### **23.1 Toilets Upgrade**

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

The Parish Council is asked to confirm the following arrangements:

- The toilets upgrade, to be carried out by Construction Linx will commence on Tuesday, 3 April 2018 and will be completed within 35 working days (as per the detailed schedule approved by the Parish Council at its January 2018 meeting – further copy enclosed for ease of reference) concluding on Thursday, 31 May 2018, taking into account public holidays during this period.
- Construction Linx has confirmed that it can commence work on 3 April 2018.

- Members might wish to consider building in a two-week buffer period to cover any unforeseen problems. This would mean that bookings in the hall could not be accepted until mid-June.
- 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 will 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, will write to the two churches to explain that during this temporary closure of the hall, it is unlikely that the car park can be made available on Sunday mornings for disabled parking.
- The Clerk, as the Project Manager, will visit the hall once a week to monitor progress.
- To note that Councillors W McIntyre and V Adams will be meeting with the contractor to view and approve sanitary ware samples.
- As the toilets in the village hall will be unavailable during this work, this means that there is no toilet facility for the contractor's workforce and the provision for on-site porta-loos will need to be factored into the final cost. The contractor has not yet advised the additional cost but would be expected to be approximately £30 per week.

### **23.2 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 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.

### **23.3 EXCLUSION OF PRESS AND PUBLIC**

The Council is invited to RESOLVE 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.

### **23.4 Replacement Ceiling**

The Village Hall Management Committee 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 is enclosed for consideration, together with the two quotations.

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