

DRAFT MINUTES OF ALPRAHAM PARISH COUNCIL MEETING

Held in Calveley Chapel on Tuesday 31 January 2017

Present: Cllrs P Howson (Chair); R Wilson A McLennan; J Crook; E McElroy;
T Webster; Clerk: S Stockton

Community Questions – There were none.

10/17 Apologies for absence: Cllr S Crank;-Work Commitments; Cllr M Jones (Ward Councillor)

11/17 Declarations of Interests

Cllrs P Howson and A McLennan declared that they have existing leased land from The Wellcome Trust. Cllr Crook declared that he owns land adjacent to the planned new development.

12/17 Approval of Minutes of Meeting held – 29 November 2016.

The minutes were approved with amendment – Cllr. T Webster was not present at the meeting **Proposed: Cllr T Webster - Seconded: Cllr J Crook**

Approval of Minutes of Extraordinary Meeting held – 10 January 2017.

The minutes were approved with amendment – T Webster was not present at the meeting.

Proposed: Cllr E McElroy- Seconded: Cllr A McLennan

13/17 Vacancy for Parish Councillor

An application had been received for the vacancy, the applicant could not make this Council Meeting. The Chair will consider arranging an Extraordinary Meeting if possible in the coming week or invite the candidate to the next planned meeting.

14/17 Report on Improving Alpraham's Environment

RW/EM/AM

Community in the Countryside

It was decided not to pursue this item.

Bench around Yew Tree

One quote had been received to replace the seating, Cllr Crook will obtain a second quote for comparison at the next meeting.

New Notice Board

Cllr Crook is progressing this the repairs to the Notice Boards

Playing Field Inspections

The playing field inspections were carried out and the reports pending.

Footpath from Cheers' Field on to A51

Cllr McElroy is progressing this item.

Electricity Supply for Christmas Lights in Yew Tree

Cllr McElroy will organise this in the coming months.

15/17 Report on Resident Safety, Security and Highways

TW

Defibrillator

The Defibrillator was used since the last meeting and new pads had been fitted. Cllr Wilson suggested that panels with 'Defibrillator' and 'Alpraham' be substituted for 'Telephone' in the telephone box containing the Defibrillator– Cllr Wilson to obtain prices. **RW**

Conifer Hedge by Bus Stop (Blocking operational use of the Speed Camera)

Cllr Howson – is in contact with the resident, CEH and the Speed Camera officers of Cheshire Police to try to progress this item.

Sign to Rushton via Hilbre Bank (see 7.5 ton limit below)

Cllr Howson is trying to get one of the confused signage boards removed.

30 mph advance sign: A51/Long Lane Junction

Still awaiting the sign to be installed by Cheshire East.

7.5 Ton Limit of back lanes

See also Rushton sign above. This weight limit scheme was implemented last year with no consultation by CEH with the Parish Council. This has severe potential impact on Hilbre Bank. The issue point will be raised with CEH

Sewerage works leakage into Road pipe: far end of Hilbre Bank

At last CEH have taken clear ownership of the issue have done the work – even though United Utilities are the source of the problem on Hilbre Bank

School Bus problems

The High School bus is again not stopping at the designated stop at Hilbre Bank – {several residents are in contact with TSS} to try to get the stop reinstated.. The problem is that the Bus Company says they will not cross the bad road surface near Pinfold Lane- – CEH will resolve this issue most likely by doing the much needed road surface repairs in the new Financial Year

Broken and Full Grid: Hilbre Bank

This has been completed.

Street Lights on the A51 (Nantwich side of the Village)

CEH have introduce a part switched of section of Road lights but got it badly wrong. The road is very unsafe for pedestrians when it is dark... Cllr McElroy has notified CEH

16/17 Planning Matters in Alpraham Parish

(a) Applications since last meeting

16/6100 – Vine Tree Farm: New Dwelling and Garage/Vehicular Access

Discussed – Cllr Webster will draft a reply to Cheshire East Planning

16/6067 – Willow Grove Farm: Outline Resubmission: Key Worker’s Cottage

Discussed – Cllr Webster will draft a reply to Cheshire East Planning

16/6141 – Land Adj to Cherry Tree Cottage: Reserved Matters re 16/0105

Discussed – Cllr Webster will draft a reply to Cheshire East Planning

17/0062 – The Cottage, Pinfold Lane: Install Flood Lighting to Manege

The situation was discussed. None of the current Parish Council members has considered a similar application in the past. The Chair had spoken with the Ward Councillor about this sort of application. Typically there are emotional issues, civil law issues and planning issues. Clearly the latter only are of concern from a planning application viewpoint. A number of concerned residents had been expected to attend the meeting but none did so. (Two emails had been received on the matter). It was agreed that the Parish Council should comment only on what it feels are relevant issues re the application for the attention of experienced planners at Cheshire East. A number of Parish Councillors will visit the site at the earliest opportunity and Cllr Webster will then draft their agreed comments for Cheshire East Planning to consider.

17/0302 – Land Adj to the Cottage, Chester Road: 2 Detached Dwellings/Garaging

Discussed – Cllr Webster will draft a reply to Cheshire East Planning

(b) Decisions Made by Cheshire East

16/5693 Dormer Bungalow at Tollemache Barn - Approved.

16/3395 Stone Cottage: Change of Use – Approved

(c) Decisions Awaited from Cheshire East Planning

16/4408: Land at Chester Road: Outline Permission for 2 Residential Dwellings

(d) Other matters - Parish Council Planning Responsibilities and Cheshire East.

Cllr. Jones had sent a letter to Cllr Howson (Appendix 1).

A MAJOR MILESTONE HAS BEEN REACHED - The Section 106 Agreement for the Village Green Project has now been completed and signed by all relevant parties.

Cllr Howson informed the meeting that what was planned and discussed with some members of the Council already at this point was as follows:-

1. That Cllr. Howson should stand down immediately from the role of Chairperson and take on the role of Vice Chairperson
2. The Cllr. Wilson should take on the role of Chairperson
3. That Cllr. Howson establish a Working Group (s) to address the issues regarding the future development of The Village Green Project

This will be implemented with immediate effect.

Cllr Wilson is not available to attend the next meeting and hence Cllr Howson in his role of Vice Chair will run the meeting on 28th February.

Cllr Howson said that more work on the Village Green Project can now start after waiting a year for the S106 now signed. (It had been anticipated that the S106 would take about 3 months hence the whole project is impacted by in excess of 1 year.

- a). Play Area definition and funding project has recommenced
- b) Village Hall / Pavilion detailed specification to be finalised in coming weeks.

There is a great deal of work now required over the coming months to keep up the momentum

18/17 Report on Finance Matters Clerk

a) Internal Audit (Statement of Accounts)

The up-to-date Statement of Accounts was available at the meeting.

b) Expenditure

The proposed accounts for payment were presented to the meeting as follows:

Cheque	Date	Amount	Payee
781		CANCELLED	
782	31 01 17	382.60	S Stockton (Salary etc. Nov/Dec 16)
783	31 01 17	35.40	Post Office (Clerk's Tax Nov/Dec 16)
784		CANCELLED	
785	31 01 17	30.39	T Webster (Reimbursement Defibrillator)
786	31 01 17	60.00	P Howson (Reimbursement Mtg Room)

Proposed: – R Wilson - Seconded: A McLennan

c) Receipts

No receipts since the last meeting.

19/17 Reports on meetings

Cllr Crook will attend the Police Cluster Meeting on 2 February.

20/17 Complaints Procedure and Protocol on Harassment and Bullying

Cllr Wilson is progressing this.

RW

21/17 Date of Next Meeting – Tuesday 28 February 2017

(Agenda Items by 14 January 2017)

Signed: Chair

Clerk

Date:.....

APPENDIX 1

*Re – Cheshire East Council Planning Dept. – Response from Cllr M Jones
Date: 15/12/2016 - 11:40 (GMTST)*

Dear Peter

I note that you and your colleagues are questioning why it seems that Cheshire East Council planning department are ignoring your recommendations, especially for refusal.

Firstly, let me address the current need for housing. Cheshire east does grant, and has granted, many thousands of houses planning permission and you would hope that this would suffice.

However, the fact that build rates in Cheshire East, (the number of houses actually completed in any calendar year), is significantly below that of the national government requirement, and means that more housing permissions are still required.

The implementation of a Local Plan will help as more up to date policies apply but I fear that no five year housing supply,(as derived by build rate/actual completions rate), means we will still have more housing, especially infill.

Now to your views appearing to be ignored by the planning department. This is very difficult to have occurred and given that you are working as unpaid volunteers, but with the local knowledge, it seems strange.

The issue should be that all your views should carry weight unless they contravene current planning policies or legislation.

I am clear that the result of this will be a distinct lack of faith in the council.

I also note that highways planning is also very contentious and often it seems without local knowledge or sympathy. It is also against local consultation, which is very annoying.

So to be clear, Cheshire East Council should listen to all its parish council's comments on planning application and they should be taken seriously unless the comment is outside of the Council's policies.

There is no excuse on a failure to consult or communicate with you at all times. In fact it undermines the trust in the council, which is waning currently.

So it is all too often a failure by Cheshire East to be bothered to show the respect that the parish council and residents deserve.

Yours

Michael