

CHELFORD PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD

THURSDAY 24TH AUGUST, 2017 at 7:30 p.m.

at ASTLE COURT COMMUNITY CENTRE, ELMSTEAD ROAD, CHELFORD.

PRESENT - Councillors: D. Wilson (Chairman), B. Brindley, A. Boon, G. Willis, K. Chaudhuri.
Members of Public (4).
Cheshire East Borough Councillor G. Walton.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. APOLOGIES FOR ABSENCE - Councillor J. Leach - On holiday.

Decision a) To receive and approve the apologies for absence as listed above.

No apologies were received from Councillor B. Affleck who was absent from the meeting.

2. DECLARATIONS OF INTEREST - None.

3. PUBLIC FORUM -

Mr. D. Kent had attended the meeting on behalf of CTARA to outline views relating to the proposed removal of the highway yellow lines within the Dixon Drive estate. It was reported that visitors to the area do not appear to be aware that there are differing restrictions operating within the restricted parking zone. It was suggested that the 'Monday only' restrictions could be removed thereby reducing the need for visitors to the area using resident only spaces. At present it was not known whether the Primary School have a view on the matter. It was acknowledged that the yellow lines may deter future construction traffic associated with the Market site from parking within the estate, however, it was considered that the 'Monday only' restrictions would have limited value for this purpose.

Borough Councillor G. Walton clarified the process through which consideration of the removal of any lines would be progressed. It was also suggested that a map should be used to identify any lines which residents wish to be removed to avoid any ambiguity should a request be submitted.

Mr. D. Kent also reported that some residents have indicated that it may be beneficial, following development of the Market site, for the bollards across Dixon Drive to be removed to allow service buses to access the estate and provide a more effective service to elderly residents.

A resident expressed a view that the yellow lines should remain in place as many motorists already do not comply with the restrictions and removing them may exacerbate poor parking.

A resident expressed concern regarding planning application 17/4117M which, if approved, would result in the loss of the Post Office. It was considered that this is an important facility within the Parish and that efforts should be made to save the Post Office, even if it is relocated.

Mr. D. Kent reported that he was aware of an application for the provision of a pharmacy within the Parish. At present the proposed location is not known, however, CTARA has lodged an objection on the grounds that the proposed facility would have a detrimental impact upon the Surgery.

7:55p.m. - Three members of the public left the meeting.

4. FUTURE DEVELOPMENT AT CHELFORD MARKET SITE -

Councillor D. Wilson reported that he had been contacted by the agent of the potential developer of the site who had requested an opportunity to speak to the Parish Council regarding proposals for the site. It was noted that whilst the Parish Council would not be in a position to offer comment on any proposals presented it may be helpful to understand what is being proposed for the site.

Decision a) That Councillor D. Wilson invite representatives of the developer to an Extraordinary Meeting of the Parish Council to be held on Monday 4th September, 2017.

b) That the Clerk arrange a venue for the Extraordinary Meeting of the Parish Council to be held on Monday 4th September, 2017.

5. TELECOMMUNICATIONS MAST ADJACENT TO CHELFORD ACTIVITY PARK -

The Clerk reported that the Cheshire East Council Planning Enforcement Officer had advised that the present mast was a temporary structure for up to six months. The erection of the mast did not require planning permission as such installations fall within the scope of permitted development rights.

6. YELLOW LINES WITHIN DIXON DRIVE ESTATE -

Members considered the options available in respect of the future of the yellow lines within the Dixon Drive estate. It was considered that, whilst the 'Monday Only' lines may have been installed to deter visitors to the Market site from parking within the estate, the 'Monday - Saturday' parking restriction lines may have an additional function. It was noted that, should an application for the lines to be

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removed be successful, it would be extremely difficult for them to be replaced should the removal not yield positive results.

- Decision**
- a) That an article be placed on the Chelford Village website inviting views on the removal of the 'Monday Only' yellow lines.
 - b) That a map be prepared to identify the 'Monday Only' yellow lines which may be removed.
 - c) That, subject to the outcome of the above consultation, an application be made to Cheshire East Council for the 'Monday Only' yellow lines to be removed from the Dixon Drive estate.

7. PLANNING APPEAL -

16/1353M - Delivery of water-sports and outdoor activity centre on the North and South Lakes of the former Mere Farm Quarry, including new vehicular access, car parking and multi-use building - Former Mere Farm Quarry, Chelford Road/Alderley Road, Nether Alderley.

The Clerk reported that the Appeal was to be considered by an Appeal Hearing which will take place on 6th September, 2017. Clarification was currently being sought as to whether the Parish Council would be expected to speak at the Hearing. It was considered that the Parish Council had already submitted detailed comments in writing, therefore, it was not necessary to speak at the Hearing unless specifically invited to by the Planning Inspector.

- Decision**
- a) That, unless requested to by the Planning Inspector, the Parish Council will not speak at the Appeal Hearing.

8:17p.m. - One member of the public left the meeting.

8. PLANNING APPLICATION -

17/4040M - Erection of single dwelling - 1 Knutsford Road Cottages, Knutsford Road, Chelford. SK11 9AS

Members discussed the content of the application and considered that the appearance of the proposed dwelling was not in keeping with neighbouring properties.

- Decision**
- a) That the Clerk submit the following comments to Cheshire East Council.
 - b) That the design of the proposed development, with an integrated garage to the front elevation, is out of character with neighbouring properties.
 - c) That the use of silicate white render is not in keeping with the external materials used on neighbouring properties, therefore, creates an alien feature which detracts from the appearance of the street scene.
 - d) That the proposed development is considered to detrimentally impact upon the visual amenity of the neighbouring properties.

9. PLANNING APPLICATION -

17/4117M - Prior change of use from a combined retail (Use Class A1) and residential (Use Class C3) to residential (Use Class C3) throughout - Chelford Corner Shoppe and Post Office, Peover Lane, Chelford, Cheshire. SK11 9AH

Members considered the content of the application and the criteria, which had been supplied by Cheshire East Council, against which the application would be determined. It was noted that the main concern was the loss of the Post Office which may impact negatively on local residents and businesses.

- Decision**
- a) That the Clerk submit the following comments to Cheshire East Council.
 - b) That the proposed change of use will negatively impact upon residents and local businesses due to the loss of the Post Office which provides vital access to postal and banking services within the community.

The meeting was declared closed by the Chairman at 9:00p.m.

Signed: .. 

Approval Date - 14th September, 2017