

CHELFORD PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD

MONDAY 4TH SEPTEMBER, 2017 at 7:00 p.m.

at ASTLE COURT COMMUNITY CENTRE, ELMSTEAD ROAD, CHELFORD.

PRESENT - Councillors: D. Wilson (Chairman), B. Brindley, A. Boon, G. Willis, K. Chaudhuri, B. Affleck, J. Leach.
Members of Public (6).
Cheshire East Borough Councillor G. Walton.
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. APOLOGIES FOR ABSENCE - None.

2. DECLARATIONS OF INTEREST - None.

3. PUBLIC FORUM -

Several residents had attended the meeting to support the proposal to remove the yellow parking restriction lines within the Dixon Drive estate. It was reported that the lines were installed to deter visitors to the Market site from parking within the estate, however, since the closure of the Market, the lines are not required. Removal of the lines was also considered to be potentially beneficial to elderly residents who, at present, encounter difficulty in parking near to their properties. It was requested that all the 'Monday only' parking restrictions be removed along with a portion of the 'Monday to Saturday' parking restrictions on Dixon Drive outside the Astle Court flats.

Councillor D. Wilson reported that he had received communications from a resident who considers that vibrations from work on the Cricketers Green site are causing property damage. Members were asked to consider this matter further at the next meeting.

4. FUTURE DEVELOPMENT AT CHELFORD MARKET SITE -

Mr. Andrew Taylor, Planning Director at David Wilson Homes, and Mrs. Emma Williams, Senior Planner at HOW Planning introduced themselves to the meeting. Mr. Taylor explained that David Wilson Homes is currently preparing a planning application for the former Market site and is engaging with the pre-application process at Cheshire East Council. The site is likely to be subject to a full planning application to provide a mixture of 2-4 bed units on the site. At present, an indicative site plan identifies that 88 units (mixture of detached, mews and apartment properties) could be accommodated on the site, however, a final site plan had not yet been prepared. It was stated that the development was highly likely to include provision of affordable homes, however, it was intended that the proposed use of vacant building credit was likely to reduce provision to approximately 10-15%. Mr. Taylor advised that the application would be subject to a s.106 Agreement to address relevant aspects of the impact of the development. Mr. Taylor was asked to consider the highway impact of the proposed development and, where possible, preserve safe pedestrian routes within the area. Mr. Taylor advised that the proposed development would not adversely impact upon the utility infrastructure within the parish. It was noted that, at present, there was no provision for open space within the indicative site plan.

Councillor D. Wilson asked whether there were any plans for the future use of the former Coal House. Mr. Taylor advised that he was not aware of this building which may lie outside of the development site boundary. A further query was raised relating to the possible removal of the bollards on Dixon Drive. Mr. Taylor advised that this had not been considered.

It is anticipated that the planning application will be submitted by the end of 2017 with a view to the site being occupied by 2020. Residents will be kept informed of progress through leaflet drops by the applicant.

Councillor D. Wilson thanked Mr. Taylor and Mrs. Williams for attending the meeting.

8:00p.m. - Mr. Taylor, Mrs. Williams and six members of the public left the meeting.

5. YELLOW PARKING RESTRICTION LINES WITHIN DIXON DRIVE ESTATE -

Borough Councillor G. Walton reported that he had met with Councillor D. Wilson to review the parking restrictions within the Dixon Drive estate. Should the Parish Council wish to request for any of the lines to be removed the application would be considered by the Knutsford Area Highways Group which would be meeting on 14th September, 2017.

Members considered the representations that had been made by residents earlier in the meeting and considered that a request should be made for the removal of some of the yellow parking restriction lines within the estate.

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Borough Councillor G. Walton noted that, in the past, requests had been made to Cheshire East Highways for a roundabout to be installed at the junction of Dixon Drive/Station Road/Knutsford Road. Given the comments made regarding the traffic impact of residential developments within the Parish there may be opportunity to revisit this issue in due course should the Parish Council be supportive of such an approach.

- 57/17 **Resolved** a) That all ‘Monday Only’ yellow parking restriction lines on Oak Road, Elmstead Road and Robin Lane be removed.
- b) That ‘Monday to Saturday’ yellow parking restriction lines be removed immediately outside Astle Court (along the straight portion of highway) through to the end of the parking restriction zone on Elmstead Road.
- c) That, with the exception of the portion outlined in (b) above, the remaining yellow parking restriction lines on Dixon Drive remain in place for the immediate future.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

- Decision** a) That a resolution to exclude the Press and Public from the remainder of the Meeting was not necessary as no items were to be considered at Item 6.

6. **MATTERS TRANSFERRED FROM ABOVE ITEMS (as required) - None.**

The meeting was declared closed by the Chairman at 8:35p.m.

Signed: Approval Date - 14th September, 2017

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