

CHELFORD PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD

THURSDAY 11TH JULY, 2019 at 7:30p.m.

at CHELFORD PARISH HALL, KNUTSFORD ROAD, CHELFORD.

PRESENT - Councillors: D. Wilson (Chairman), B. Brindley, D. Kent, N. Jehan, C. Howlett, G. Willis.
Members of the Public (3).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. APOLOGIES FOR ABSENCE - Councillor L. Hunt - Personal commitment.

067/19 RESOLVED a) That the apology for absence be approved.

Proposed Councillor B. Brindley

Seconded: Councillor D. Kent

All in favour

2. DECLARATIONS OF INTEREST - Councillor D. Kent - Item 12(i) - Fundraiser for Chelford Community Hub and Chelford Together. Councillor N. Jehan - Item 12(i) - Chairman of Chelford Community Hub.

DECISION a) To receive and note the Declarations of Interest made by Members.

3. MINUTES -

i) The Minutes of the Parish Council Meeting held 13th June, 2019 had been previously circulated to all Members.

068/19 RESOLVED a) That the Minutes of the Parish Council Meeting held 13th June, 2019 be confirmed as a correct record and signed by the Chairman.

Proposed: Councillor B. Brindley

Seconded: Councillor D. Kent

All in favour

4. PUBLIC FORUM FOR QUESTIONS -

Two residents attended to receive information relating to verge cutting along Dixon Drive. The Clerk reported that information received from Cheshire East Council indicated that verge cutting took place on a regular basis dependent upon the weather and growing season. The residents requested that more specific information should be requested as it appeared that the cutting frequency had been reduced to once every five weeks. It was also commented that the quality of the cut had deteriorated from last year. The Chairman advised the residents that their request for funding for verge maintenance equipment could not be progressed as the necessary licences were not in place.

A short discussion ensued relating to the quality of verge cutting service being provided by Cheshire East Council and that representations should be made to the Ward Councillor and the Portfolio Holder responsible for Highways. It was also suggested that consideration may be given, at a future date, to the Community Right to Challenge in respect of this service. It was noted that, whilst the Parish Council had allocated a budget for Parish Improvement work, this was not specifically for verge cutting along Dixon Drive and consideration would also need to be given to the needs of the wider community.

DECISION a) To receive the reports from residents.

b) That the Clerk request a more detailed specification of the verge cutting relating to Dixon Drive.

c) That the Clerk request an update on verge cutting arrangements from the Ward Councillor.

d) That the Clerk write to the Portfolio Holder responsible for Highways to bring to their attention the frustrations of residents relating to the quality of verge cutting along Dixon Drive.

7:55p.m. - Two members of the public excused themselves from the meeting and left.

5. REPORTS FROM EXTERNAL ORGANISATIONS -

i) Gawsworth and Chelford Wards Policing Team -

a) Report on matters of interest / concern within Parish - No police officers were available to attend the meeting, however, a written report had been made available which identified that, since 1st June, 2019, there had been a burglary and theft of a high value vehicle from Cricketers Green; there had been speeding on A537 and there had been a road traffic collision on Alderley Road. Police surgery dates are available on the Parish Council website.

b) Chelford Ward Cluster Meeting - 9th July, 2019 - No report was available.

DECISION a) To receive the report from Gawsworth & Chelford Ward Policing Team.

b) That the Clerk circulate the dates of future Police surgeries at Chelford Farm Supplies.

CHELFORD PARISH COUNCIL

- ii) **Cheshire East Ward Member Cllr. M. Asquith** - Borough Councillor M. Asquith was not present at the meeting to report.

DECISION a) To note that Borough Councillor M. Asquith was not present at the meeting.

6. FINANCE -

- i) To receive and consider the Financial Statement 2019/20 as at 11th July, 2019. (Appendix A)

Members considered the Financial Statement 2019/20 which was unanimously accepted.

- ii) To authorise the following payments - the Chairman outlined the basis of the following payments:

- | | | | |
|----------------------|-----------------------------|---------|--|
| a) Direct Debit | 1&1 IONOS | £1.00 | Email account fee - July 2019. |
| b) Cheque No. 001302 | E. M. Maddock | £790.07 | Salary - July, 2019 & Expenses. |
| c) Cheque No. 001303 | H.M. Revenue & Customs | £6.06 | National Insurance Contributions. |
| d) Cheque No. 001304 | Greenfingers Landscape Ltd. | £205.99 | Chelford Activity Park Maintenance - June 2019. |
| e) Cheque No. 001305 | Northwich Town Council | £342.00 | Floral Displays. |
| f) Cheque No. 001305 | Northwich Town Council | £337.20 | Refurbishment of two benches at Mere Court Park. |
| g) Cheque No. 001306 | Wem Town Council | £84.00 | Training Session - Clerk. |

- iii) **Receipts** - the Clerk reported that the following receipts had been received since the last meeting:

- a) H.M. Revenue & Customs £1,022.16 VAT Reclaim 2018/19.

069/19 RESOLVED a) That the Statement of Account, as at 11th July 2019 be received and the Clerk's observations duly noted.

b) That the schedule of 7 payments be approved and duly authorised.

c) That the report on receipts since the last meeting be received and duly noted.

Proposed: Councillor D. Kent Seconded: Councillor N. Jehan All in favour

- iv) To receive a request from a group of residents for funds to be allocated for the purchase of verge maintenance equipment - The Chairman reported that following informal enquiries it was understood that those involved in verge maintenance should hold appropriate licences and documents for the activities. As proof of such documentation was not available the Parish Council is unable to support the activity.

070/19 RESOLVED a) That the request from a group of residents for the allocation of funds for the purchase of verge maintenance equipment be refused.

b) To record that the present position had been reported to the group of residents at Item 4 of the meeting.

Proposed: Councillor D. Wilson Seconded: Councillor D. Kent All in favour

7. CORRESPONDENCE -

- i) To consider the specific correspondence received by the Parish Council since the date of the last ordinary meeting and to determine such action as Members consider appropriate thereto:

- a) **Resident - Complaint about vehicle parking along Knutsford Road.** The Clerk reported that the complaint had been referred to the Police for attention. The Police had advised that there are limitations on actions which can be taken where vehicles are parked on private land. The local businesses have, however, been approached to encourage customers to be mindful, when parking, of not blocking visibility of those egressing onto Knutsford Road or to block the footway. Members noted that some parking on Knutsford Road causes pedestrians waiting to use the zebra crossing to be concealed from oncoming traffic.

DECISION a) That the Clerk write to Cheshire East Highways to raise concern about the safety of pedestrians using the zebra crossing due to parked cars concealing the crossing.

- b) **Knutsford Town Council - Mayor of Knutsford Cycle Tour of East Cheshire - 21st September, 2019.** The Clerk reported that the Mayor of Knutsford was undertaking a cycle tour of Cheshire East to raise money for new recreation facilities in Knutsford. The Chairman had been invited to attend a photo opportunity within the Parish to mark the event.

DECISION a) That the Clerk notify Knutsford Town Council that the Chairman is willing to meet with the Mayor of Knutsford during the tour.

- c) **Chelford CE Primary School - Request for Parish Council to approach Cheshire East Council for a sign to be erected on Knutsford Road identifying the location of the school.** The Clerk reported that Cheshire East Highways had advised that Chelford CE Primary School should make the request direct, via the Ward Councillor.

DECISION a) That the Chairman notify Chelford CE Primary School of the advice of Cheshire

CHELFORD PARISH COUNCIL

East Highways.

- ii) To note correspondence received since the date of the last ordinary meeting. (Appendix B)

DECISION a) That items of correspondence be received and noted.

8. PLANNING & LICENSING APPLICATIONS -

i) Applications for consideration -

- a) 19/2324M - Certificate of lawful proposed development of leisure building - Astle Hall, Holmes Chapel Road, Chelford. SK11 9AQ

DECISION a) That no comments be submitted in respect of planning application 19/2324M.

- b) 19/2513M - Delivery of watersports and Outdoor Activity Centre on the North Lake 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, Cheshire. SK10 4SZ

Members discussed the planning application, having regard to material considerations.

DECISION a) That the comments at Appendix C be submitted to Cheshire East Council in respect of planning application 19/2513M.

- c) 19/2785M - Internal alterations and fenestration amendments to previously extended dwelling - 5 Chapel Croft, Chelford. SK11 9SU

DECISION a) That no comments be submitted in respect of planning application 19/2785M.

- d) Additional Planning Applications for consideration - None.

DECISION a) To note that no further planning applications had been received.

9. NEIGHBOURHOOD PLAN -

- i) **Update on present position** - Councillor D. Wilson reported that the Neighbourhood Plan was now awaiting completion of the amendments by Cheshire East Council prior to proceeding to referendum.

DECISION a) To receive and note the report of Councillor D. Wilson.

10. ASSETS -

i) Chelford Activity Park -

- a) **Routine Inspections of Chelford Activity Park** - Councillor B. Brindley reported that there were no major issues. The tennis net had been re-installed following removal by a member of the public.

DECISION a) To receive and note the report of Councillor B. Brindley.

b) Annual RoSPA inspection report -

- i) **Scope of Report** - The Clerk reported that the Head of the RoSPA inspection company had confirmed that there were discrepancies between the two inspection reports, therefore, he would commission a further report to provide a definitive inspection report.
- ii) **Consider the content of the RoSPA report and determine any actions required in relation thereto** - The Clerk suggested that this item be deferred until the new RoSPA inspection report had been received.

DECISION a) To receive and note the report of the Clerk.

- b) **That consideration of the new RoSPA report be undertaken at a future meeting.**

ii) Street Furniture -

a) Replacement Planters -

- i) **Summer Floral Displays** - The Clerk reported that the summer planting had been completed.
- ii) **Theft of plants from planter at Dixon Drive** - The Clerk reported that all the plants from one planter at Dixon Drive had been stolen. Arrangements had been made for their replacement.
- iii) **Replacement Planters** - The Clerk reported that she had met with the Local Highways Officer regarding the licence required for the planters. Constructive advice had been provided and it is anticipated that a street furniture licence application will be submitted shortly.

DECISION a) To note that the summer planting had been completed.

- b) **To note the theft of plants and the completion of replacement planting.**

b) **That the Clerk continue to pursue a street furniture licence for the new planters.**

- iii) **Parish Council Email Accounts** - The Chairman reported that the new email accounts were now operational. Some Members requested advice regarding how to set up automatic notifications of emails.

DECISION a) That the Clerk request advice from the email service provider as to how to implement automatic notifications.

CHELFORD PARISH COUNCIL

11. HIGHWAY MAINTENANCE & ENHANCEMENTS -

i) Updates in respect of the following outstanding highway matters from/since the previous meeting:

a) Hedges, trees and verges:

- i) Overgrown hedge - Knutsford Road (near railway bridge). Network Rail has inspected and do not consider any of the hedges to pose a danger to highway users, therefore, no action will be taken at this time.
- ii) Overgrown hedge - Knutsford Road (from junction with Dixon Drive to junction with Mere Court). Notices were issued to two landowners for trimming work to be undertaken. This work has now been completed and the remaining hedges are not deemed to present a danger to highway users.
- iii) Overgrown hedge - Knutsford Road (from Chelford Activity Park towards roundabout). A notice has been served to the landowner.
- iv) Overgrown hedge - Knutsford Road (near to Telephone Exchange). A response from the landowner is presently awaited.
- v) Footway vegetation either side of bus passenger shelter - Knutsford Road (near junction with Dixon Drive). Responsibility for these areas is still being clarified.
- vi) Verge repairs following water main replacement work along Dixon Drive. Cheshire East Highways are not aware of any further proposed work.

DECISION a) That no further action be taken at this time in respect of items (i), (ii), (iii), (vi).

b) That the Clerk continue to pursue item (iv).

c) That the Clerk request confirmation of the responsibility for the areas at item (v).

b) Carriageways and footways:

- i) Footway - Dixon Drive - Weeds protruding slurry seal. No further treatment of the footway is currently proposed.
- ii) Hole around gully - Holmes Chapel Road near to The Lodge. The hole is awaiting repair.
- iii) Blocked gullies - Knutsford Road (near to roundabout). Work is being scheduled for further investigation, however, traffic management arrangements are causing a delay to preparations.

DECISION a) That no further action be taken at this time in respect of items (i).

b) That the Clerk continue to pursue item (ii).

c) That the Clerk monitor progress with item (iii).

c) Signage:

- i) Damaged sign - Alderley Road. This sign is presently with the sign designers prior to being submitted for production. It is anticipated that the work will be completed this financial year.
- ii) Sign condition - Hitch Lowes. No further action proposed at this time as sign considered low priority.
- iii) Sign condition - Carter Lane - one sign missing, one sign difficult to read. Signs on unadopted highway will not be replaced.
- iv) Leaning bridleway signpost at end of Carter Lane. Work complete.
- v) Sign missing - Woodlands End. No further action proposed at this time as sign considered low priority.
- vi) Sign orientation - Holmes Chapel Road at Parish boundary. Work will be completed in conjunction with similar work for neighbouring parish.

DECISION a) That no further action be taken at this time in respect of items (ii), (iii), (v).

b) To note completion of item (iv).

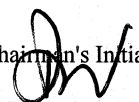
c) That the Clerk monitor progress with items (i), (vi).

d) Street Assets:

- i) Broken Windows (2) in Bus Passenger Shelter - Chelford Road. No update available.
- ii) Unsecured bollard at no through islands on Dixon Drive. No further work proposed at this site.
- iii) Damaged wall - Near junction of Station Road with Knutsford Road. David Wilson Homes has kindly offered to undertake repairs to the wall.
- iv) Provision of dropped kerbs within Dixon Drive estate and surrounding area. This is presently within the schedule to be considered for funding by the Local Area Highways Group in September, 2019.

DECISION a) That no further action be taken at this time in respect of items (ii).

b) That the Clerk continue to pursue item (i).



CHELFORD PARISH COUNCIL

c) That the Clerk monitor progress with items (iii) and (iv)

ii) To receive highway matters for attention from Members - None.

DECISION a) To note that no further highway defects were submitted to the Clerk.

12. COMMUNITY -

i) Updates relating to the process for allocating Section 106 'community facilities' funds associated with the Cricketers Green Development - It was reported that Cheshire East Council had advised that the date for the submission of applications could not be extended. There will, however, be opportunity for applicants to submit any outstanding supporting documents after the deadline.

DECISION a) To receive and note the update relating to the process for allocating the Section 106 'community facilities' funds associated with the Cricketers Green development.

ii) Updates relating to the allocation of Section 106 funds for recreation and indoor sports facilities associated with the Galloway Grange development - It was reported that Cheshire East Council had confirmed that none of these funds had been allocated or spent.

DECISION a) To receive and note the update relating to the Section 106 funds for recreation and indoor sports facilities associated with the Galloway Grange development.

The Chairman noted the time of 10:00p.m. and proposed that the remaining items of business (with the exception of items 13 and 14) be deferred to the next meeting.

071/19 RESOLVED a) That all remaining items (with the exception of items 13 and 14) be deferred to the next meeting.

Proposed: Councillor D. Wilson Seconded: Councillor B. Brindley All in favour

iii) Community Speed Watch - To receive update on activities. **Item deferred.**

iv) Local Satellite Navigation - To receive an update relating to addressing the incorrect directions provided by satellite navigation systems to drivers accessing the Cricketers Green development. **Item deferred.**

v) Parish Appearance Improvement Project - **Item deferred.**

a) To note that the refurbishment of benches at Mere Court Park has been completed.

b) To receive an update regarding the proposal for 'Village Gateways'.

c) To consider possible options relating to the replacement of Parish Council notice boards.

d) To consider possible options relating to the suggestion to increase bench provision within the Parish.

e) To receive suggestions for possible further improvement work.

vi) Parish Remembrance Activities - **Item deferred.**

a) To receive an update from Cheshire East Highways regarding possible provision of large poppies for mounting on street lighting columns and silhouettes for display on Parish highway verges.

vii) Parish Council Profile - **Item deferred.**

a) To consider possible opportunities to raise the profile of the Parish Council within the community.

b) To receive a suggestion for the Parish Council to support 'a Caring Community in Chelford' through methods such as support for Dementia Friends, Carers Awareness and End of Life Partnership.

c) To receive an update relating to a possible 'community day' within the Parish to promote local organisations.

13. MATTERS FOR INCLUSION ON NEXT/FUTURE MEETING AGENDA -

i) Review of Asset Security Arrangements.

ii) Asset Risk Assessment.

iii) Red Telephone Kiosk - Future Uses.

iv) Chelford Parish Hall (Pt. 2 item).

v) Asset of Community Value - Notice to Dispose - Chelford Bowling Club.

14. DATE OF NEXT MEETING - Thursday 8th August, 2019 at 7:30p.m. at Chelford Parish Hall.

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.

15. MATTERS FOR CONSIDERATION INCLUDING THOSE TRANSFERRED FROM ABOVE ITEMS - None.

The Meeting was declared closed by the Chairman at 10:05p.m.

Signed:

Approval Date - 8th August, 2019

CHELFORD PARISH COUNCIL

APPENDIX A

Financial Statement for 2019/20 as at 11th July 2019					
Actual 2018/19 £.	Details	2019/20 Budget £.	Actual to Jun. 2019 £.	Agenda Jul. 2019 £.	Budget Balance £.
	Receipts				
24,549.00	Precept	31,684.00	15,842.00		15,842.00
0.00	Balances	5,118.00	0.00		0.00
24.39	Investment Interest	0.00	0.00		0.00
0.00	Sale of Assets	0.00	0.00		0.00
6,079.00	Grants, Donations & Refunds	0.00	125.00		0.00
0.00	Contra Income	0.00	0.00		0.00
874.80	V.A.T. Refund		0.00	1,022.16	342.39
31,527.19	Total Receipts	36,802.00	15,967.00	1,022.16	16,184.39
	Payments				
8,393.14	Salary (Clerk)	8,940.00	2,178.42	726.14	6,035.44
31.60	National Insurance (Employer)	0.00	9.72	3.24	-12.96
593.87	Allowances (Clerk)	675.00	156.08	65.75	453.17
0.00	Chairman/Member Allowances	0.00	0.00		0.00
93.34	Administration	250.00	0.00		250.00
350.00	Audit Fees (Internal & External)	375.00	153.00		222.00
818.36	Insurance	1,000.00	0.00		1,000.00
114.62	Sect. 137 Donations	400.00	0.00		400.00
1,001.86	Grants	2,812.00	0.00		2,812.00
65.00	Parish Council Newsletter	360.00	78.00		282.00
0.00	Christmas Trees & Lighting	0.00	0.00		0.00
51.11	Street Lighting (Electric & Repairs)	255.00	15.40		239.60
430.56	Website	60.00	0.00	1.66	58.34
0.00	Professional Services	500.00	0.00		500.00
26.76	Advertising	100.00	0.00		100.00
504.96	Subscriptions/Affiliation Fees	570.00	462.20		107.80
297.50	Room Hire	370.00	0.00		370.00
35.00	Training	360.00	0.00	70.00	290.00
2,371.29	Chelford Activity Park - Maintenance	5,525.00	646.99	171.66	4,706.35
570.00	Chelford Village - Maintenance	3,100.00	0.00	566.00	2,534.00
118.00	Asset Maintenance	1,900.00	0.00		1,900.00
475.28	Asset Purchase	8,000.00	20.81		7,979.19
0.00	Contingency	750.00	0.00		750.00
6045.57	Neighbourhood Plan	500.00	22.01		477.99
1,022.16	V.A.T.		180.52	161.87	
23,409.98	Total Payments	36,802.00	3,923.15	1,766.32	31,454.92

Cash/Bank Reconciliation	01/04/19	13/06/19	11/07/19	31/03/20
Balance B/Fwd.	45,690.35	45,690.35	57,734.20	56,990.04
Add Total Receipts	36,802.00	15,967.00	1,022.16	16,184.39
Less Total Payments	-36,802.00	-3,923.15	-1,766.32	-31,454.92
Balance C/Fwd.	45,690.35	57,734.20	56,990.04	41,719.51
Cumulative Balances	Balance	Balance	Balance	Balance
	01/04/19	13/06/19	11/07/19	31/03/20
General Funds	18,526.76	30,592.62	30,004.46	14,733.93
Earmarked Reserves	27,163.59	27,141.58	26,985.58	26,985.58
	45,690.35	57,734.20	56,990.04	41,719.51

CHELFORD PARISH COUNCIL

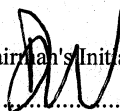
CASH/BANK RECONCILIATION AS AT - 11th July 2019

CASH

Balance Brought Forward 01/04/19	
Current Account	24,969.15
Business Reserve Account	20,721.20
Plus Receipts	16,989.16
	<u>62,679.51</u>
Less Payments	5,689.47
Balance Carried Forward 11/07/19	<u><u>56,990.04</u></u>

BANK (Natwest)

Business Reserve Account -	20,721.20	05/04/19
Add income/transfer received since above statement		
	<u>25,000.00</u>	
	25,000.00	
Less unrepresented cheques		
	<u>0.00</u>	
	<u>0.00</u>	
	45,721.20	11/07/19
Current Account -	14,838.47	05/06/19
Add income received since above Statement		
	<u>0.00</u>	
	0.00	
Less unrepresented cheques/ Transfer		
Approved 2018/19	-64.62	
Approved 2019/20	-1,738.69	
For approval	<u>-1,766.32</u>	
	<u>-3,569.63</u>	
	11,268.84	11/07/19
Total Bank Balances 11/07/19	<u><u>56,990.04</u></u>	



CHELFORD PARISH COUNCIL

APPENDIX B

CORRESPONDENCE

Received	Cheshire Association of Local Councils (ChALC) -
-	ChALC Weekly Bulletin - 13, 20, 27 June 2019; 4 July 2019.
25/06/19	Introduction to Local Councils - 04/07/19.
25/06/19	Information Commissioner developing further resources for local councils.
26/06/19	Cheshire and Warrington LEP: Local Industrial Strategy Discussion Session - 08/07/19.
26/06/19	Cheshire East Code of Conduct Training - 31/07/19.
	Cheshire East Council -
14/06/19	Alsager Neighbourhood Plan - Regulation 16 Consultation - 14/06/19 - 26/07/19.
19/06/19	Cheshire Police are encouraging shoppers to be vigilant.
28/06/19	Connected Communities Newsletter.
	Cheshire Emergency Services -
24/06/19	Knife Awareness Event - 18 th July, 2019.
25/06/19	Police & Crime Commissioner - Stakeholder Bulletin.
	Rural Services Network -
-	Rural Bulletin - 11, 18, 25 June 2019; 2 July 2019.
-	Rural Funding Digest - July 2019.
	Other Correspondence -
-	Public Sector Executive - 19 June 2019; 3, 5 July 2019.
-	HMRC - 12/06/19 - Government help with childcare costs for your employees; 13/06/19 - Employer Bulletin 78; 14/06/19 - Expenses and benefits for motors and mobiles; 18/06/19 - Government help with childcare costs for your employees; 19/06/19 - Support for completing P11D forms; 21/06/19 - Social functions and employee travel; 24/06/19 - Completing forms P11D and director's payroll; 25/06/19 - Government help with childcare costs for your employees; 01/07/19 - HMRC webinars.
-	Manchester Airport - 14/06/19 - Level 1 Certificate in Exploring the aviation industry.
-	CPRE - 08/06/19 - Campaigns Update.
-	Community & Voluntary Services - e-Bulletin - 14, 21 June 2019; 5 July 2019.
-	Information Commissioner's Office - Newsletter - July 2019.
-	Town & Parish Council Websites - Newsletter - June, 2019.
-	Terrain Safety - 16/06/19 - Health & Safety updates.
-	Cheshire & Warrington Growth Hub Newsletter - 28 June, 2019.
21/06/19	Keep Britain Tidy - Love Parks Week - 12 th -21 st July, 2019.
	Advertisements -
-	07/06/19 - Amberol Ltd. - Photograph competition; 10/06/19 - Primary Care Supplies - Defibrillators; 11/06/19 - Plantscape - Time to start planning festive displays; 12/06/19 - Sutcliffe Play - Home Show 2019; 12/06/19 - Kompan Playgrounds - New range of play structures; 13/06/19 - Playforce - Playground packages for £9,999; 14/06/19 - Calor Rural Community Fund - Three days left to vote; 14/06/19 - Plantscape - Planning festive displays; 17/06/19 - Notice Board Company - 30% off Tempest notice boards; 17/06/19 - Primary Care Supplies - Defibrillators; 17/06/19 - Eibe - New playground ideas for 2019; 19/06/19 - Mallatite - Smart Electric Vehicle Charging Units; 24/06/19 - Kompan Playgrounds - New playground at Betley Village Hall; 25/06/19 - Mallatite Ltd. - LED Traffic Sign Lights; 25/06/19 - Wicksteed - Inclusive play for all; 25/06/19 - Proludic - Funding consultation advice; 26/06/19 - Schoolsapes - Inspiring playgrounds; 26/06/19 - Sutcliffe Play - Springie Seesaw range; 01/07/19 - N Worth Contracting - Maintenance Services available; 01/07/19 - geViews - Self Watering Planters; 02/07/19 - Notice Boards Online - Clearance Sale; 02/07/19 - Scribe - Accounting Packages available; 03/07/19 - Amberol Ltd. - Top tips for Britain in Bloom; 04/07/19 - Playforce - Gym and sports equipment; 04/07/19 - Realise Futures Eco Furniture - Personalise outdoor furniture.

19/2513M - Delivery of watersports and Outdoor Activity Centre on the North Lake 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, Cheshire. SK10 4SZ

Objection:

Having given due consideration to the key planning issues raised by this latest application, Chelford Parish Council is unable to give its support and consequently registers its objections.

In doing so, the Council makes the following points:

1. Chelford Parish has a long association with the site in question, having had residents and councillors as representatives on the Quarry Liaison Group. The Group was instrumental in working with relevant bodies, including the LPA, to secure a strong restoration programme for the site, once the sand extraction ceased. It has been consistently stated that the restoration programme was designed to meet to the original planning requirement as outlined below:

‘...for the land to revert back to a mixture of agriculture, woodland, nature conservation habitat and a series of lakes with an element of public access through the existing public rights of way network.’

‘...to ensure that the increased ecological habitat now established on the site is protected;’ (p.16) ref.14/1944W

In essence, it was agreed by Cheshire East Council, through a s.106 agreement, that this green belt site should be returned to its former state as described above, but importantly, it was also recognised that the site had conservation value and ecological worth which needed to be preserved and protected. The restoration is now two years on and the site has matured considerably.
2. Biodiversity net gain is referenced strongly in terms of planning policy making and development decision taking in NPPF 2018 and is far more prominent than in previous policy, and closely tied to sustainable development. The NPPF gives strong guidance when considering planning and the environment. In particular, it stresses the need to ‘conserve and enhance the natural environment’ and to ‘retain and enhance landscapes, visual amenity and bio diversity’. Further it states that when determining planning applications, local planning authorities should ‘aim to conserve and enhance biodiversity’ and take steps to identify areas of tranquility which have remained relatively undisturbed by noise and are prized for their recreational and amenity value. This policy approach has been reinforced by analysis from Cheshire Wildlife Trust and CAWOS. An independent government inspector, in the appeal decision report (APPR060/W/17/3169896), commented that this site was ‘a unique site for bird watching’ and a ‘tranquil environment in which recreational activity takes place’. Consequently it is hard to understand how the nature of this development will not impose unwarranted disturbance to an area not impacted by noise, light pollution or housing development.
3. This site in question has been identified by the Cheshire East Conservation Officer as meeting the criteria for selection as a local wildlife site and of County value. Further, the north lake on its own is deemed worthy of such status and this is where most disturbance and habitat loss would occur as a result of the proposed development. Cheshire East Conservations Officer has stated that in the absence of this proposal, the site will continue to have County status for birds, the implication being that such status would not continue to exist with the development.
4. This application specifically states that bird mitigation measures previously described in earlier applications will be carried forward. However, these measures and this application fail to provide sufficient information about mitigation. Nowhere in the plans is there any information on current understanding of the likely overall effectiveness of the proposed mitigation measures and there are no indicators of the degree of effectiveness of each measure. Neither can any assessment be found of the extent to which the success of measures can be guaranteed. There is no information offered from similar mitigation projects, to support statements by the applicant about the level of success to be expected and there are no specified criteria against which the outcomes might be judged. We have no time frame offered against which success might be measured.
5. Based on the advice and guidance offered by various groups and the Cheshire East Conservation Officer, there is considerable uncertainty about whether the mitigation proposed will even have any effect at all on the listed and protected bird species. Furthermore, it is commented that even with the proposed mitigation and compensation in place there would still be a broad loss of nature conservation value across much of the application site. Consequently mitigation may well fail to compensate sufficiently for the negative impact on birds, something that has been stated by the Conservation Officer on more than one occasion.

CHELFORD PARISH COUNCIL

6. Most crucially, there is no clear assessment offered of net biodiversity gain, something that has gained in importance in the 2018 NPPF. As such, we take the view that this application fails to meet the criteria established in the 2018 NPPF and therefore the proposed development will not satisfy NPPF policy.
7. The Parish Council acknowledges the changes made by the applicant in this new application and members accept that the reduction in towers and cables is an improvement. However, whilst the dimensions of the building and the capacity of the car park have been reduced, the building footprint is only marginally reduced. Given the remaining platforms, towers and cables and the proposal to establish floating structures on the north lake, the prevailing view is that the development continues to represent unacceptable incursions into an area of green belt, in what is otherwise an area of natural appearance and which will result in an important loss of openness.
8. The Parish Council also recognises that sporting facilities can be accommodated on green belt land. However, as has been pointed out in previous decisions, any proposal, which cannot preserve openness or conflicts with the purposes of the land within it, is deemed to be inappropriate. The consensus view is that the proposed development is likely to continue to impact negatively on the openness, character and appearance of what has been described as an open, tranquil and rural site. It is difficult to conclude therefore, that the potential benefits of this new proposal now outweigh the costs or harm associated with allowing this development to proceed. Therefore, on balance, we take the view that given the potential impact on the green belt and open countryside, a case cannot be made for accepting this proposal as meeting the criteria for exceptional or special circumstances and as such, it is inappropriate.
9. In terms of the claimed accessibility of the site, we wish to point out the statement issued by the Strategic Planning Board Committee in a previous decision relating to application 17/0510M:

This is '...an unsustainable location which is not highly accessible by a choice of transport and will mainly be reliant on access by the private car, therefore the proposals are not environmentally sustainable contrary to policy NE11 of the Macclesfield Borough Local Plan, SE3 and SC1 of the emerging Cheshire East Local Plan Strategy and the NPPF. 17/0510M/PDN1Fref(CE)/124 2'.
10. We note that the applicant has failed to make any reference to the Chelford Neighbourhood Plan (which is now at referendum stage and has thus acquired considerable weight) and its policies on conservation, bio diversity and green belt.
11. Whilst the final point is largely non-material, we remain surprised that the applicant has continually failed to update information on Chelford. In particular, some information submitted remains completely inaccurate and suggests a lack of scrutiny and rigour e.g. we note in the Transport Statement page 12, the existence of a Post Office, NatWest Bank, newsagent and greengrocers - none which exist and consequently, this could diminish arguments about benefits to the local economy.