

Plumley with Toft and Bexton Parish Council

PARISH COUNCIL MEETING

Plumley Village Hall at 7.45 pm on Wednesday 27th March 2013

Present: Cllr Sybil Crossman, Cllr May Taylor, Cllr Stephen Wharfe, Cllr Chris Wilson, Cllr D Nichols, Cllr Jane Richardson, Cllr Jim Lloyd, Cllr J Wright

In attendance: SJ – Clerk, Gareth Abrahams(advisory to the PC), Laura Astwood and Loveday Gimson from Peaks & Plains, Mike King from MCI Developments and Bob Vass.

Police Surgery. There wasn't a police surgery as there was no PCSO in attendance. The Clerk read the police report.

The PC Meeting started at 7.45pm

1. To explain the Evacuation procedure – explained.

2. Public Session. There were no members of the public in attendance.

Discussion with P&P and MCI Developments regarding the construction of the Affordable Housing Development on Truthall Lane.

DN and Gareth went to see the P&P development at Lower Withington and commented that they were very impressed.

There followed some discussion on the number of parking places at the Truthall Lane Development, Laura Astwood indicated that there were two additional parking spaces next to house 1. These were not marked on the plan. This gives 200% parking allocated. Laura advised that it was best not to allocate parking spaces to particular houses.

SC – stated that she did not take part in the initial pc decision because of her personal interest but she was taking part as this has been approved. There were no objections.

Gareth Abrahams – stated that he was very impressed with the Lower Withington development. He asked if the same design detail would apply in Plumley. He also asked about lifetime homes. Laura explained that if it is financially viable they will, although it is not required for planning. They have had to make cutbacks on Truthall Lane Development. Mike King said that the 3 bed house will not comply as it will not have a downstairs wc for later conversion to a shower. Provision for a lift is included and also provision for a hoyst.

Gareth Abrahams also enquired if the plans have gone through full building regs. Mike King confirmed that they had. Gareth asked about window designs and waste water furniture – Mike King stated that white has been specified for the windows by CEC Planning – and black metal waste water furniture.

SC invited questions from the Parish Councillor's.

JW asked if meter boxes will be on the front of the house. He asked if MCI would consider housing the boxes internally or on the side. Mike Kind said they would investigate and if they had to go on the front they would colour them so that they were less obvious. JW also asked if they could use the small tv aerials rather than large as at Ollerton. Mike said that this is usually governed by the signal.

JR asked when the houses would be handed over to residents. Mike King stated it would be 12 months from beginning of March. Laura added that they would host an event 5 months before regarding allocation.

DN said that PC would like to be more involved in the development, communications, Loveday and Laura suggested a liaison group to keep pc updated of developments and also visit to the houses when they are complete.

SC praised the site manager for his helpfulness and said that she would continue with that contact and asked if there were any other pc's or Gareth to help, JR said on an informal basis. Loveday will be the Development Manager for this site so she will provide her phone number for any queries. Mike will liaise with Loveday on development issues, inconvenience etc.

JL – said if we are informed we can inform residents. **ACTION: Clerk to include Loveday in reminder for NL copy. Mike King said that Mark the site manager should deal with immediate issues.**

The communication route should be published on the notice boards, website and Newsletter.

SC asked if all can be clean and tidy for Village Fete – Mike noted the date and agreed to make sure this happens.

CW asked about height of rear fencing, it is 1.8m but Mike said that they may be able to get this reduced for the boundary fencing and end of rear gardens. Secure by design are

There will be lighting in the parking area. CW also said he would like to see material samples.

DN suggested that Village Fete weekend may be a good time for some local representation from P&P.

SC – street lighting, Mike there would be one at the entrance to the development, in the parking area the height of the column for the lighting will be determined by Secure by design.

MT – asked about the footpath on Trouthall Lane. Mike – they will not continue the footway. Hedge will be replanted.

Bob Vass – no comment. SC did ask Bob to find out what will happen about the £3000 per house that will be paid to CEC by P&P/MCI Developments.

SC summarized – notice re who to contact if there are residents questions, SC to forward anything to Loveday and talk to Mark (site manager). Loveday to liaise with Clerk on newsletter copy dates. Mike will make sure that any comms get sent to pc.

3. **To receive and accept apologies for absence from those members unable to attend.** – GW, and AG
4. **Declaration of Interests** – SW declared an interest in the climbing frame planning application.
5. **To approve the minutes of the meeting held on 27th February 2013.** – minutes agreed, proposed and seconded by CW & MT.
6. **Highways Issues**
 - **Pedestrian Crossing and Mini Roundabout – Kevin Melling** – DN commented that the two should not be separated.
 - **SID Quote- Update** – location of posts needs to be considered. Real time speed very useful. JR to speak to David Thomason, **ACTION: Clerk to speak to CCA about grants.**
7. **To note the following matters arising.**

DN Report on Fuel Movements – Update from Mike Genge, this is on hold pending MOD COMA safety report (HSE). DN to meet with MG for an update. Netting is to stop birds nesting in the hedge in case they have to remove the hedge to make a roadway past Keepers cottage. JL to bear this in mind for community resilience. Cape of good hope site- movements of hydrocarbons (aviation fuel and petrol). **ACTION: DN to contact Lach Dennis (Clerk to provide phone number of Lach Dennis Clerk to DN).**
8. **Correspondence**
 - **A556 Knutsford to Bowdon Improvement Scheme Update Letter** – Cllrs to send comments to Clerk by 4th April. **ACTION: Clerk to send response by 10th April.**
9. **HS2 – CW**
 - **Parish Council stance**– the published route is the preferred. There are 3 routes, the next best route goes through Plumley. If the preferred is thrown out. PC and all local groups should be against HS2 for this reason. SC mentioned that Lillian Burns, who is an executive member of both CPRE and CHalc and has expertise in Spatial Planning, has offered to help local groups. She advises that HS2 should be stopped on economic grounds as the business case does not stand up. SC and CW went to Manchester Airport Meeting. The Airport categorically denied that they were paying for the loop round to the airport. They were consulted originally, regarding the route and asked if they wanted it to come to the airport and they said yes. CW asked if Plumley PC would join HS2 Alliance. PC agreed to join.
10. **Tree Preservation Order on land adjacent to Tennis Courts-** DN **(ACTION: Clerk to write letter and complete form)**
11. **Community Resilience Plan – Jim Lloyd** – telephone tree completed and available on sharepoint.
12. **Community pride competition – litter pick (CEC equipment), bench maintenance, notice boards, fingerposts?** – No action
13. **To receive Cheshire East Councillor’s report.** – None.
14. **To receive any comments and reports by Councillors concerning transport, planning, footpaths, highways, village hall, parish plan, Home watch.** - None ventured.
15. **Meetings**
 - 15.1 **Parish Council Meetings**
 - 15.2 **External meetings relating to the Parish Council**
 - High Speed Broadband Meeting – 1st March – SC, CW - ask people to register for connecting Cheshire – CW to re-draft. Bill Murphy from BT, said that pp for the boxes delayed it. PC’s should try not to object to the applications when they are submitted.
 - Annual Parish Meeting 25th April 8pm PVH - **ACTION: Clerk to draft agenda.**
 - Manchester Airport PC Meeting- 19th March – SC, CW
 - Town and Parish Council Meeting – 20th March – SC **(ACTION: Clerk to find out if we can subscribe to highways**

section of CEC website.)

16. Knutsford LAP – ‘Drug poof your kids’, ACTION: Clerk to mention into newsletter.

17. To note the occurrence, since the previous meeting, of any road traffic accidents in the parish

18. Finance

18.1 To note the current financial position.

	Community Account	Business Premium Account (inc Earmarked funds)
	£	£
Balance brought forward.....	5038.90	5648.41
Less payments for March 2013	703.12	
Balance	4335.78	

Earmarked funds	£
Donald Sterling Legacy	367.67
Donation for daffodil bulbs	6.50
Playing Fields provision	3,050.00

18.2 To approve the following payments:

- £200.00 - S Jones Clerk's Salary for March*
- £50.00 – S Jones Website Salary for March*
- £103.92 --- S Jones Expenses 1 April 2012 – 26th March 2013.
- £166.80 - S Jones Additional 20 hours (@ £8.34 phr)work in Feb*
- £14.00 – S Crossman, Certificate Frames reimbursement.
- £39.00 – PVH Hire for Main Hall 26th Feb & Cttee Room for 27th February PC meeting
- 25.00 – Hire for Toft Church Hall 25th Feb, Local Plan meeting.
- 104.40 – Lithotech Ltd printing costs for March/April Newsletter.

*Total pay for S Jones £416.80 to be paid as one cheque.

18.3 **End of Year Financial Report – Clerk** . The PC agreed the accounts. It was also agreed for Clerk to transfer £500 in 2012/13 budget for playing field to the deposit account and add it to ear marked funds.

19. To consider risk assessment - The risk profile of the PC's activities and responsibilities was reviewed and no significant changes were apparent or reported.

20. Planning.

20.1 To note receipt of the following planning applications (with comments by the PC):

- **13/1009M** - Demolition of existing single storey extension and addition of single storey fully glazed oak frame conservatory. ORCHARD COTTAGE, BACK LANE, PLUMLEY, KNUTSFORD, WA16 9SF. **Note: This appears to be an update to previous application 12/4590M. Comments: Request that the original footprint of this property is compared with the proposed footprint. The PC feels the footprint has increased greatly by means of various planning applications made over the years. We believe that work on the conservatory has already started.**
- **12/4868M** – Childrens climbing frame and outdoor seating area. SAPLINGS HOME FAR, ULLARD HALL LANE, PLUMLEY, KNUTSFORD WA16 9GE. **Comment: no comment, why did we get this again.**
- **13/1113M** - Non-material amendment to planning application 12/3737M - Erection of a side garage extension and roof alterations. SPRINGFIELD, PINFOLD LANE, PLUMLEY, KNUTSFORD, CHESHIRE, WA16 9RR

20.2 To note decisions made on the following planning applications.

- 13/0299M – Application for single storey extension. . Grey Dawn Cottage, PINFOLD LANE, PLUMLEY, KNUTSFORD, WA16 9RR. **Decision: Refused.**
- **13/0207M** - Certificate of lawfulness of proposed use for a detached building within the curtilage of the dwelling. Grey Dawn Cottage, PINFOLD LANE, PLUMLEY, KNUTSFORD, WA16 9RR. **Decision: Positive Certificate.**
- **13/0160M** - Proposed single storey rear extension. 12, MALT KILN ROAD, PLUMLEY, CHESHIRE, WA16 0TS. **Decision: Approved with Conditions.**

ACTION: Re: Moorfield – Clerk to check electoral role, Derek Ward has been told by the owner that it is ancillary to the main house. Allegedly it has been rented out in the past. Write again and copy planning.

20.3 Update on the P and P Lower Withington bungalows open day - DN

21 To note progress on outstanding issues

<p>21.1 Plumley Smithy - Meeting held on 24th January 2013. David to talk to Daniel Fields still ongoing.</p>	<p>21.5 Railings at Smoker – these have been outstanding for 2 years. CEC Highways say that the railings have been measured but that CEC has removed funding for them to be installed. Repaired 25/3/2013.</p>
<p>21.2 Highways Issues</p> <ul style="list-style-type: none"> - SID – CEC to provide a quote. Chased 19 March - Speeding on PMR – J Crossley to provide the number of entrances to residences on PMR from Plantation to the Middlewich Road. Not provided yet. - Road signs on A556 – Clerk has requested cleaning. - Moss on Pavement on A556 – Clerk requested this is cleared <p>Finger post at pinfold lane – ACTION: CW to clean.</p>	<p>21.6 Holford Hall –Viewing platform which is a way of viewing the house, is it still there and that the hedge is trimmed sufficiently that the view of the moat is not obscured</p> <p>JL reported that the hedge is trimmed at the view point, however the view is still obscured by planting behind the hedge. ACTION: JL to provide pictures. JW to take a look and then talk to footpaths.</p>
<p>21.3PROW – Plumley Lime Beds (DMMO) JW to contact to Madge Holt and Edna Fewtrell, 1 Moorcroft, to fill in a form each.</p> <p>21.4 Moorcroft access/roadway</p>	<p>21.7 Excess water on Cheadle Lane - DN the dip in the road is getting bigger and it is now filling with water.As a separate issue, there is excess water on Cheadle Lane at a drain near the Peover Eye which is flooded. Road impassable because of the drainage problem. Clerk sent note to Andy Wilson stating that when the cold weather comes it ices up a third of the road. CEC Highways have replied to say that this is not as high a priority as other flooding issues at the moment. However, As soon as they can they will put the job through for piping up this section of verge.</p>

22. To assess the requirement for any Welcome Letters.

23. To receive any items for inclusion in the agenda for the next meeting to be held on Thursday 25th April 2013 at Plumley Village Hall at 7.00pm.

24. Any Other Business

Diary of events

Date	Event	Time
25.4.13	Parish Council Meeting, Plumley Village Hall Committee Room	7.00pm
25.4.13	Annual Parish Meeting, Plumley Village Hall Committee Room	8.00pm
29.5.13	Annual Meeting of the Parish Council, Toft Church Hall	7.45pm
26.6.13	Parish Council Meeting, Toft Church Hall	7.45pm
31.7.13	Parish Council Meeting, Toft Church Hall	7.45pm
25.9.13	Parish Council Meeting, Plumley Village Hall Committee Room	7.30pm
30.10.13	Parish Council Meeting, Plumley Village Hall Committee Room	7.30pm
27.11.13	Parish Council Meeting, Plumley Village Hall Committee Room	7.30pm