

# **Plumley with Toft and Bexton Parish Council**

## **MINUTES OF THE MEETING OF THE PARISH COUNCIL**

**The Committee Room, Plumley Village Hall. at 7.00pm on 1<sup>st</sup> May 2014**

**Present:** Cllrs S Crossman (Chairman)(SC), M Taylor(MT), J Lloyd(JL), D Nichols (DN), C Wilson(CW) , T Gabbott(TG) & S Wharfe(SW).

**In attendance:** S Jones – Clerk, and Mr & Mrs Nangle (members of the public)

**1. To explain the Evacuation procedure** – Explained.

### **2. Public Session**

A Plumley resident spoke to the PC regarding planning application 14/1044M – Field, Cheadle Lane, Knutsford, - Agricultural Livestock Shed. The resident was concerned about the plans the application has submitted showing the building would run along the length of the footpath. She had further concerns that there appeared to be no provision for sewerage or animal effluent from the building or any hazardous wastes as a result of washing down the building with chemicals or veterinary medicines administered to the animals in the building. She also indicated that the land had no access.

**3. Apologies for absence** – Apologies were received from Cllrs Shaw, Wright, Fairbrother & Walton.

**4. Declaration of Interests** - None.

**5. To approve the minutes of the meeting held on 26<sup>th</sup> March 2014** – The minutes of the meeting on 26<sup>th</sup> March 2014 were approved as a true record of the meeting.

**6. To note any matters arising from the minutes of the meeting of 26<sup>th</sup> March 2014** – None.

**7. To receive Cheshire East Councillor's report** - There was no report as Cllr Walton was not in attendance at the meeting.

### **8. Correspondence**

- Anonymous Letter of Complaint about the Parish Council – The letter referred to the delay in completion of the Pedestrian Crossing and Mini Roundabout scheme and the lack of installation of SID's despite funds being available. Continued in Item 10. SW requested that the Clerk does not circulate such letters in future. The Clerk stated that it would be irresponsible for her not to inform the PC of correspondence of this nature, however the PC was not required to act on an anonymous letter.
- Letter regarding planning application 14/1044M from Mrs Nangle
- Mail from Cllr M E Jones, Leader Cheshire East Council, confirming Pedestrian Crossing scheme will go ahead this year.

### **9. HS2 Update– CW**

### **10. Highways - Pedestrian Crossing, Roundabout and SID's –Update**

Following the receipt of the Anonymous letter, the Chairman had contacted CEC Highways to clarify the position of liability if someone was injured on Plumley Moor Road, because the new road scheme has not yet been installed. She referred to a reply from David Thomason, CEC Highways which stated that the Parish Council is only responsible for drawing issues of safety on the road to the attention of CEC Highways.

The Chairman went on to say that Cllr M E Jones had confirmed in an e-mail, (listed in 8. Correspondence) that the Pedestrian Crossing would be delivered this summer.

The importance of creating a workable scheme where all traffic management measures worked together was of the utmost importance. If the SID's had been installed first they might have to be removed and reinstalled at significant cost.

### **11. To receive any comments and reports by Councillors concerning transport, planning, footpaths, highways, Village Hall, Parish Plan, Community Pride, Community Resilience, Home watch**

- **Housing Needs Survey – CW** – Deferred to meeting on 28<sup>th</sup> May, 2014.

### **12. Meetings**

- PC Meetings – None
- External Meetings
  - HS2 Cluster Meeting 22<sup>nd</sup> April – CW/SC
  - Manchester Airport Parishes Meeting 6<sup>th</sup> May – CW
  - Knutsford Mayor Making Ceremony 12<sup>th</sup> May - SC
  - CEC Mayor Making Ceremony 14<sup>th</sup> May

- Royal Garden Party 21<sup>st</sup> May – SC

13. **Newsletter** – Copy deadline for the June/July issue is 20<sup>th</sup> May.

14. **Knutsford LAP** – No report.

15. **To note the occurrence, since the previous meeting, of any road traffic accidents in the parish** - There was a report of a Road Traffic Accident on the afternoon of 26<sup>th</sup> April, on the A50 south bound at turning for Ice Cream Parlour. The Ambulance Service were in attendance but details of any casualties were not known. There were comments indicating that the road markings on the A50 had not be replaced after the road surfacing and those on the Middlewich Road have worn away. **Action:** Clerk to check when the PC wrote to Pryce Evans, CEC Highways, requesting improvements to the junctions of A50 and the Middlewich Road and Seven Sisters Road.

16. **Fuel Movements** – Deferred to meeting on 28<sup>th</sup> May, 2014.

17. **Finance**

17.1 To note the current financial position.

|                                      | Community Account | Business Premium Account |
|--------------------------------------|-------------------|--------------------------|
|                                      | £                 | £                        |
| Balance brought forward,.....        | 6258.23           | 6151.99                  |
| Plus Precept half year payment ..... | 5598.00           |                          |
| Council Tax support grant .....      | 303.00            |                          |
| Less payments for Feb 2014 .....     | 1126.43           |                          |
| Balance .....                        | 11032.80          |                          |

| Earmarked funds             | £        |
|-----------------------------|----------|
| Donald Sterling Legacy      | 367.67   |
| Donation for daffodil bulbs | 6.50     |
| Playing Fields provision    | 3,550.00 |

17.2 The following payments were approved by the Parish Council.

- £250.20 to S Jones. April Salary\*
- £33.28 to S. Jones. April payment for web site maintenance\*
- £113.93 to S Jones. Expenses for year 2013/14.
- £288.42 to Zurich Insurance, Annual Insurance premium
- £184.20 to Chalc, Affiliation Fee 2014/15
- £120.00 to Chalc, Appraisal Course 2<sup>nd</sup> April, SC
- £16.00 to CPFA, Annual Fee 2014/15
- £ 104.40 to Lithotech Ltd, Printing costs April/May Newsletter

\*Total pay for S Jones £283.48 to be paid by standing order on 1<sup>st</sup> May 2014.

17.3 The annual accounts were approved and the Chairman and the Clerk signed the Audit form for the Year ended 31<sup>st</sup> March, 2014.

18. **To consider risk assessment -**

19. **Planning.**

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

- Application 14/1044M - Field, Cheadle Lane, Knutsford, Cheshire - Agricultural Livestock Shed - **Comments submitted: The Parish Council Objects to the application for the following reasons. There is still no Site Plan, only two copies of the Location Plan with one called a Site plan. The Site Plan should be at 1;100, or 1;500 and show the external hard surfaces, roadways, vehicle access, fencing etc that will be required. Without a suitable site plan the application should be refused. The Parish Council also objects because there is no provision for foul drainage to prevent contamination, an adequate case has not been put forward for the construction of a building of this size in this location set away from the main farm area. It is likely that the proposal may generate a need for a farm workers house, for a farm worker to be on hand in the future.**
- Application 14/0966M - Saplings Home Farm, Ullard Hall Lane - variations in conditions (roof height) Re App. 10/2744M. – **Comments submitted: No Comments.**
- Application 14/1253D - Ullard Hall Farm - Discharge of conditions - (tree planting etc) Re App. 10/2949M - **Comments submitted: No Comments.**
- Application 14/1496M - ASH HOUSE, ASH LANE, OLLERTON, KNUTSFORD, CHESHIRE, WA16 8RQ - Extension to link house with existing building which houses a gym, amendment to approval ref. 12.4103M – **Comments submitted: The planning history of this property shows progressive enlargement and appears to have reached and possibly exceeded +30%. Can this be checked please and if it has exceeded 30% would it not be considered over development.**
- Application 14/1328M - Oak Cottage, Merry Farm Lane, Plumley, Knutsford, WA16 9SD - Demolition of existing bungalow and workshop building and construction of four bedroom dwelling and detached double garage – **Comments submitted: This application relates to buildings which historically have been within the land of**

Yates Garden Centre and Nursery (now Plantation previously known as the Hidden Nursery and Yates). We believe the building was built to house staff at the Garden Centre and that there may be an occupancy condition on the existing property. The application does not appear to indicate any occupancy condition, and the new property appears to be substantially bigger than the existing bungalow. Can you confirm if this has been removed following the legal planning accepted protocols? We observe the existing bungalow has been empty and in poor condition for in excess of 10yrs. The proposal would result in an improvement to the amenity of the area.

19.2 To note the following planning decisions by Cheshire East Council:

- Application 14/0936M - Land East of M6, ullard Hall Lane, Plumley - Application to extend the time limit for implementation of application 10/2949M - Agricultural workers dwelling - *Comments submitted: No comments.* **Decision: Approved with Conditions**
- 14/1095M – 1 YEW TREE ROAD – Single story rear extension (PD), front infill shower room, single story and front single storey porch – *Comments Submitted: No Comment.* **Decision: Approved with Conditions.**

19.3 Resolution to delegate authority to Clerk for planning applications from now until the next meeting.

**20. To note progress regarding ongoing issues**

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| <p><b>20.1 Plumley Smithy</b> - The PC is concerned about the maintenance of the thatched buildin. <i>The plant on the thatched building has now been removed.</i></p>                                                                                                                                                                                                                                            | <p><b>20.5 Moorcroft access/roadway</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>20.2 Highways Issues</b></p> <p><b>Pedestrian Crossing and Mini Roundabout</b> – Awaiting plans of the new road scheme from Pryce Evans, CEC Highways.</p> <p><b>SpeedWatch</b> -Volunteers are required to take this forward.</p> <p><b>ACTION:</b> Clerk to arrange Speedwatch training. Awaiting reply from Tony Hall (Cheshire Constabulary). This was also mentioned to PC Mike Dawber at the APM.</p> | <p><b>20.6 Holford Hall</b> – CEC footpath department were notified that complaint had been received that trees and other vegetation had been allowed to grow up and obscure the view of Holford Hall from the viewing platform, contrary to 106 agreement that was made when the footpath the diversion was given permission.</p> <p>The trees and vegetation have subsequently been cut back, and the hall can now be seen.</p> <p>A complaint was also received that the public footpath from Pepper Street to Holford Hall was being altered to form a road to Holford Hall, with the installation of brick columns, electric gates completed at the Pepper Street end, and resurfacing to form a road was planned.</p> <p>The CEC were informed of the above and that Planning Permission should have been obtained for the work carried out and planned; they have been in contact with the owners agent, and are said to be dealing with the matter.</p> |
| <p><b>20.3 PROW – Plumley Lime Beds (DMMO)</b></p>                                                                                                                                                                                                                                                                                                                                                                | <p><b>20.7 Chapel View, Truthall Lane</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>20.4 Fuel Movements – DN reported that there are some taking place and some excavations on site. Fuel Movements will start in 2015.</b> DN suggested that the PC should liaise with LP, Lach Dennis &amp; Lostock Gralam PC's in relation to this matter. <b>Action:</b> Clerk to check with Ian Cotton, ESSAR regarding date for the communication.</p>                                                    | <p><b>20.8 Planning Enforcement</b></p> <p>Properties under investigation by CEC Planning Enforcement:</p> <p>Orchard Cottage<br/>The Barn, Truthall Lane<br/>Moss Wood<br/>Pepper Street, Holford Hall</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

**21 To assess the requirement for any Welcome Letters** - None.

**22 Items for inclusion in the agenda for the next meeting - Wednesday 28<sup>th</sup> May at Toft Church Halll at 7.45pm**

**23 Any Other Business**

- The members of the Parish Council were saddened by the resignation of Cllr Jane Richardson who they felt had done an excellent job with regard to highways issues for the Parish during her time as a Parish Councillor. The notice for a Casual Vancancy for a councillor for Plumley ward to replace Cllr Richardson has been posted on the notice boards and will be in place until 15<sup>th</sup> May. The Electoral Department at CEC will notify the Clerk if 10 electors request an election or if the Parish Council is able to co-opt and new member.
- The Chairman informed the council of the sudden death of Neville Baker, a former councillor and Vice Chairman of the Parish Council. She commented that he had made a significant contribution in regard to the Parish Footpaths and that she had purchased a condolence card for Mrs Barbara Baker, which she indicated councillors could sign if they wished to do so. The Clerk informed the Parish Council that the funeral would be at Lower Peover Church, on 7<sup>th</sup> May at 1.30pm.

**24 The Meeting was closed at 7.45pm.**

| Date     | Event                                                       | Time   |
|----------|-------------------------------------------------------------|--------|
| 28.5.14  | Annual Meeting of the Parish Council, Toft Church Hall      | 7.45pm |
| 25.6.14  | Parish Council Meeting, Toft Church Hall                    | 7.45pm |
| 30.7.14  | Parish Council Meeting, Toft Church Hall                    | 7.45pm |
| 24.9.14  | Parish Council Meeting, Plumley Village Hall Committee Room | 7.30pm |
| 29.10.14 | Parish Council Meeting, Toft Church Hall                    | 7.45pm |
| 26.11.14 | Parish Council Meeting, Plumley Village Hall Committee Room | 7.30pm |