



**AMENITIES COMMITTEE**  
**Minutes of meeting on 12 October 2017**  
**at The Holmes Chapel Community Centre, CW4 8AA**



**Part I – Public and Press present**

<b>1. Attendance</b>	Cllr J Clowes Cllr A Armit Cllr B Bath Cllr M Blomeley Cllr S Ranger Cllr D Savage Cllr M Street	Mrs S McKay – Acting Clerk to the Council								
<b>2. Apologies</b>	None									
<b>3. Declarations of Interest</b>	None									
<b>4. Public Speaking</b>	None									
<b>5. Minutes</b>	<b>RESOLVED (A17/18/24)</b> to approve the minutes of the Committee Meeting held on 14 September 2017.									
<b>6. Matters Arising</b>	<ul style="list-style-type: none"> <li>• <b>Bus Shelter</b> - No further news from Cheshire East re the bus shelter/store on London Road</li> <li>• <b>Defibrillator in Co-op</b> – Contact with the Co-op is continuing.</li> <li>• <b>Carillion Kier</b> – have acknowledged receipt of a letter of thanks for resurfacing of the driveway.</li> </ul>									
<b>7. Planning Applications</b>	<p>The Committee considered the application listed below and <b>RESOLVED (A17/18/25)</b> to comment as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="421 1229 724 1400"> <b>17/4867C</b>            Malpas Tractors,            Cotton Farm            Middlewich Road            CW4 7ET         </td> <td data-bbox="724 1229 1461 1400">           Increase size of vehicle and car parking area and regularising boundary   <b>NO OBJECTION</b> </td> </tr> <tr> <td data-bbox="421 1400 724 1570"> <b>17/4869C</b>            Land off London Road.         </td> <td data-bbox="724 1400 1461 1570">           Variation on condition 1 and 4 on application 14/5921C   <b>NO OBJECTION</b> </td> </tr> <tr> <td data-bbox="421 1570 724 1776"> <b>17/4926C</b>            19B London Road            CW4 7AQ         </td> <td data-bbox="724 1570 1461 1776">           Construction of 4 residential cottages, extension to existing commercial property and construction of 1 studio apartment   <b>OBJECTION</b>            See Appendix 1         </td> </tr> <tr> <td data-bbox="421 1776 724 2074"> <b>17/4901C</b>            Aldi Foodstores Ltd            Manor Lane            CW4 8AB         </td> <td data-bbox="724 1776 1461 2074">           Variation of condition 12 on 16/4667C   <b>OBJECTION</b> <ul style="list-style-type: none"> <li>• More information is required on the application detailing what the current movements are within the extended hours</li> <li>• The extended hours have an adverse effect on residential dwellings in the vicinity of the foodstore.</li> </ul> </td> </tr> </table>		<b>17/4867C</b> Malpas Tractors, Cotton Farm Middlewich Road CW4 7ET	Increase size of vehicle and car parking area and regularising boundary  <b>NO OBJECTION</b>	<b>17/4869C</b> Land off London Road.	Variation on condition 1 and 4 on application 14/5921C  <b>NO OBJECTION</b>	<b>17/4926C</b> 19B London Road CW4 7AQ	Construction of 4 residential cottages, extension to existing commercial property and construction of 1 studio apartment  <b>OBJECTION</b> See Appendix 1	<b>17/4901C</b> Aldi Foodstores Ltd Manor Lane CW4 8AB	Variation of condition 12 on 16/4667C  <b>OBJECTION</b> <ul style="list-style-type: none"> <li>• More information is required on the application detailing what the current movements are within the extended hours</li> <li>• The extended hours have an adverse effect on residential dwellings in the vicinity of the foodstore.</li> </ul>
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<p><b>8. Dane Meadow</b></p>	<p>The Committee heard an update on the following:</p> <ul style="list-style-type: none"> <li>• Drainage – work with CE Officers is ongoing to discover the source of the problem.</li> <li>• Current status – Cllr Savage to meet Mrs H Sutcliffe to perform an audit of the condition of the meadow and bring a report back to the next Amenities committee meeting.</li> <li>• Friends of Dane Meadow Group – this is presently inactive.</li> </ul> <p><b>RESOLVED(A17/18/26)</b></p> <ol style="list-style-type: none"> <li>I. To receive the report</li> <li>II. For Cllr Blomeley to request any support for the meadow, at the next HC Partnership meeting.</li> <li>III. To request an increase in utilisation of the facility by the local schools.</li> </ol>
<p><b>9. Sensory Garden</b></p>	<p>Cllr Clowes reported that ANSA have attended the site and are preparing a quotation. It has been recommended for the benefit of the scheme that the third tree is also removed from the site, to free the area from tree roots. The land owners have been contacted to request permission for the scheme.</p> <p><b>RESOLVED(A17/18/27)</b></p> <ol style="list-style-type: none"> <li>I. To approve redesign of the scheme to remove the third tree</li> <li>II. To investigate the possibility of grant funding from “Transport from Greater Manchester”</li> <li>III. To publicise the proposals in the library and via the Villages Mag.</li> </ol>
<p><b>10. Conservation Area Project</b></p>	<p>The committee noted the minutes of the meeting of the working group held on 22 August and that progress with the project is being made.</p> <p><b>RESOLVED(A17/18/28)</b> to receive the report.</p>
<p><b>11. Holmes Chapel Community Centre</b></p>	<p>The Committee heard the following updates:</p> <ul style="list-style-type: none"> <li>• JLMC – Cllr Ranger updated the committee following the JLMC meeting on 11 October 2017. The Draft annual report was reviewed, which demonstrates that the facility is financially viable, with steady increases in usage of both the fitness and community areas. Copies will be issued to members shortly. Options for the playing pitch are being redrafted, with strategies for future growth to be requested from local rugby and football clubs and other options for pitch use to be investigated, to increase overall usage of the pitch. The first stage to improve parking at the site is underway, with quotes to be sought for rework of the fencing at the entrance to the site.</li> <li>• Fencing Work – Everybody will remove the old fence in the near future.</li> <li>• Roof issues – Holmes Chapel roofing have attended the site, repairing damage from water ingress problems. Expert help is being sought to consider redesign of the roof layout.</li> <li>• A suggestion was made to have a children’s play area on the site.</li> </ul> <p><b>RESOLVED(A17/18/29)</b> to receive the report.</p>
<p><b>12. Enhancements at Elm Drive Amenity area</b></p>	<p>The Committee heard a presentation from Cllr Street and the acting Clerk on proposals to install new benches on the amenity land behind Elm Drive. Further enhancements to the area were discussed</p> <p><b>RESOLVED(A17/18/30)</b></p>

	<p>I. To add two locations to the bench location plan as potential memorial benches.</p> <p>II. To collectively visit the area to identify further improvements as per suggestions by Cllr Street.</p>
<b>13. Photography Competition</b>	<p>The winner of the 2017 photography competition is Mr N Taylor, with a shot of the centre of Holmes Chapel.</p> <p>The winner of the junior 2017 photography competition is Miss Natasha Mitchell. The winners will be informed and invited to attend the council meeting on 9<sup>th</sup> November 2017.</p>
<b>14. Middlewich Road Play Area</b>	<p>The Committee noted the request from WREN re the condition and ongoing use of the play area, and <b>RESOLVED (A17/18/31)</b> to sign the agreement and return to WREN.</p>
<b>15. Reports from Outside Bodies</b>	<p>The Committee heard the following reports from the representatives of:</p> <ul style="list-style-type: none"> <li>• Sandbach Almshouses: No further news</li> <li>• Public Transport: Vicky Cropper (Northern Rail) and a colleague from Network Rail are attending the next meeting of the amenities committee to give an update on the station upgrade and other matters.</li> <li>• Holmes Chapel Partnership: The partnership has had good feedback from the Holmes Chapel show, and is now planning the Christmas market.</li> <li>• Police – Enforcement has been carried out this week, both for speeding and HGV violations in the restricted area.</li> <li>• ChALC – No further news.</li> </ul>
<b>16. Public Speaking</b>	None
<b>17. Future Agenda Items</b>	<p>1. HCCC Masterplan</p> <p>2. Landscaping at Skatepark area</p> <p>3. Budget requests</p>
<b>18. Chairman and Clerks reports</b>	<p>The Chairman reported on a recent meeting with the Community Liason representative from the Comprehensive School, Mr Phil Roberts. Further community interaction with school activities/performances will be welcomed.</p> <p>The Acting Clerk :</p> <ul style="list-style-type: none"> <li>• Passed on thanks from Cllr Patricia Cotton for good wishes further to recent surgery.</li> <li>• A letter has been received from Cllr Stockton re the Arclid tip and has been circulated to the council.</li> </ul> <p>Cllr Bath reported on a recent visit to the local cub scout group, where feedback from a survey of the Middlewich Road Play area was debated.</p>
<b>The meeting closed at 9.20p.m.</b>	

These minutes will be submitted for approval at the next Committee meeting scheduled for 30 November 2017.

Signed as Chairman of the Committee as a true and accurate record:

.....Date.....

**Planning Application: 17/4926C -19B London Road, CW4 7AQ**  
**Construction of 4 Residential Cottages, extension of Commercial Property and**  
**Construction of Studio Apartment.**

This proposed development is in the centre of Holmes Chapel and within its Conservation Area. It provides small unit accommodation which the Parish Council and our Neighbourhood Plan support but the current application has serious design flaws.

The Parish Council did support a previous application in 2015, 15/0188C, which was for four dwellings similar to those proposed in this case and this was approved by Cheshire East on 14 July 2015. We continue to support that application but the modifications in 17/4926C are considered unacceptable for the following reasons:

1. The extension to the commercial property and the studio apartment are accommodated in a box shaped extension of modern design with zinc cladding. The shape of this extension, the window openings and the finished surface bear no relationship to the surrounding area. Modern design in a conservation area needs to have some relevance to the heritage architecture around it but in this case there is none. Reference to Policy CE6 of the Neighbourhood Plan states under section C that: **‘Any proposal for a new building or external modification within the Conservation Area shall be designed to ensure a truly contextual and harmonising change that will conserve and enhance the appearance of the Conservation Area.....’**In our view the proposal fails to do this.
2. Not only is the appearance of the studio apartment out of keeping but the density of the development as a whole has become excessive and intrusive on the street scene in the Conservation Area.
3. This proposal is not consistent with Policy SE1 of the CE Local Plan as quoted below:
  - i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;
  - ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;
  - iii. Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO 1 and Manual for Streets;
  - iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;
  - v. Encouraging innovative and creative design solutions that are appropriate to the local context; and
  - vi. Ensuring a high quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.
4. This proposal is not consistent with Policy SE7 of the CE Local Plan – “2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.”
5. The site has difficult access across one of the entrances to the Fire Station. It is now proposed to add the need for 5 parking spaces within the site. These have been squeezed in such that if they are all occupied turning within the site will be impossible. In addition this parking and turning area has to provide access to a building beyond the development site where there is provision for a further two cars.

The risk that visitors will park on Fire Station land and possibly interfere with traffic to and from the fire station is high.

6. The drawings provided suggest that the door into the commercial building on the north side goes into a very small single room with no exit. This must be an error.
7. We also have some concerns on the internal design which relate to fire safety and access/egress routes.

It is the view of the Parish Council that this proposal should be rejected even though the provision of small affordable dwelling units is encouraged. The aim seems to have been to gain the maximum available space for accommodation without sufficient consideration of design issues or parking requirements.

DRAFT