



**AMENITIES COMMITTEE**  
**Minutes of meeting on 30 November 2017**  
**at The Holmes Chapel Community Centre, CW4 8AA**



**Part I – Public and Press present**

<p><b>1. Attendance</b></p>	<p>Cllr J Clowes  Cllr A Armit  Cllr B Bath  Cllr M Blomeley  Cllr S Ranger  Cllr D Savage  Cllr M Street</p>	<p>Mrs S Davies - Clerk to the Council  Mrs S McKay – Assistant</p> <p>3 members of the public:  Mr Tony Wright  Mrs Lindsay Wright  Mr Geoffrey Mailes</p>		
<p><b>2. Northern Rail Update</b></p>	<p>Vicky Cropper, Northern Rail, provided the committee with an update on the station facilities in Holmes Chapel, commencing with the news that the refurbishment of the station has been deferred until 2023 at the earliest, a decision made by network rail. Northern Rail have committed £1bn to transform services in the north west, with refurbished and new trains expected soon, as well as an increase in the number of services, from May 2018. CCTV is due to be installed on the platform at Holmes Chapel station before the end 2017. Automatic ticket machines are also being installed soon, which will have 24hr access.</p> <p>Mr Tony Wright expressed his disappointment at the severe delay in the station refurbishment.</p> <p>Ms Cropper and the public left at the end of the presentation.</p>			
<p><b>3. Apologies</b></p>	<p>None</p>			
<p><b>4. Declarations of Interest</b></p>	<p>None</p>			
<p><b>5. Public Speaking</b></p>	<p>None</p>			
<p><b>6. Minutes</b></p>	<p><b>RESOLVED (A17/18/32)</b> to approve the minutes of the Committee Meeting held on 12 October 2017.</p>			
<p><b>7. Matters Arising</b></p>	<ul style="list-style-type: none"> <li>• Bus Shelter – No further action on this item required at present.</li> <li>• Defibrillator in Co-op – No further news</li> <li>• Enhancements at Elm Drive – The Clerk to arrange a meeting on site to discuss options.</li> </ul>			
<p><b>8. Planning Applications</b></p>	<p>The Committee considered the application listed below and <b>RESOLVED (A17/18/33)</b> to comment as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"> <p><b>17/5930C</b>  94 Chester Road  CW4 7DS</p> </td> <td style="padding: 5px;"> <p>Garage conversion to accommodation, single storey front and rear extensions and a first floor side extension</p> <p><b>OBJECTION</b></p> <ol style="list-style-type: none"> <li>1. Extending well beyond the building line</li> <li>2. Over development of site</li> <li>3. Design of garage presents an unappealing appearance to the street</li> </ol> </td> </tr> </table>		<p><b>17/5930C</b>  94 Chester Road  CW4 7DS</p>	<p>Garage conversion to accommodation, single storey front and rear extensions and a first floor side extension</p> <p><b>OBJECTION</b></p> <ol style="list-style-type: none"> <li>1. Extending well beyond the building line</li> <li>2. Over development of site</li> <li>3. Design of garage presents an unappealing appearance to the street</li> </ol>
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	<p><b>17/5703C</b> Crossmere Farm, Davenport Lane, Brereton Heath, CW12 4SU</p>	<p>Demolition of existing livery buildings and construction of new dwellings.</p> <p><b>OBJECTION</b> See Appendix 1</p>
<p><b>9. Memorial Benches</b></p>	<p>The Committee considered the following issues relating to memorial benches.</p> <p>7.1 Parkway bench - The committee heard further reports subsequent to a meeting with the Home Grown in Holmes Chapel group, who indicate that the oak tubs are not strong enough to be moved. They also commented that the bench is currently in the safest position for the highway, a view shared by the Parish Council.</p> <p>7.2 The proposed position of the bench at the HC Community centre, adjacent to the Skatepark path was noted. Cllr Blomeley informed the Committee that quotations are being sought for the bench base. No bench design drawings were available for presentation to the Committee.</p> <p><b>RESOLVED (aA17/18/34)</b></p> <ol style="list-style-type: none"> <li>I. Not to move the bench within Parkway corner</li> <li>II. Investigate the possibility of other locations in the vicinity of the precinct which the bench donor may prefer.</li> <li>III. To approve the position of the bench at the HCCC, as per the supplied plan.</li> </ol>	
<p><b>10. HCCC</b></p>	<p>The Committee were updated on the following issues at the community centre:</p> <p>10.1 Roof: Recent attempts to seek specialist advice have failed. Cllr Bath proposed that a short term repair is carried out, redirecting the down pipes away from the flat roof and further patching to damaged felt. Advice for a long term solution is being sought from a local architect and roofing firms.</p> <p>10.2 Poplar Trees – The Committee noted the request from a Mr Lee Cooper of Silviculture Ltd (contracted to Ground Control), to remove Poplar Trees at the Community Centre, at their expense. The trees are seriously interfering with telecommunication signals between masts in the area. The trees are at the end of their lives and their removal would be a benefit to the site, allowing other small trees to flourish.</p> <p>10.3 The Committee noted receipt of the Annual Report.</p> <p>10.4 There was no further news on car parking considerations.</p> <p>10.5 Cllr Bath updated the committee on a proposed change in the lease for SP Energy/Sanofi's substation building sited at the HCCC. The change would permit Sanofi access to the substation building, facilitating the supply of green energy into the national Grid. Fencing of the compound is being aesthetically assessed by Sanofi.</p> <p><b>RESOLVED (aA17/18/35)</b> to receive the report and actions.</p>	
<p><b>11. Dane Meadow</b></p>	<p>The Committee were updated:</p> <p>11.1 Maintenance of the site over the past season has been good, with grass cutting, strimming and weed killing all taking place satisfactorily.</p> <p>11.2 CE assets have registered the ongoing drainage problem, which will be chased.</p> <p>11.3 Water logging on one of the paths by the river needs attention in the future.</p> <p>11.4 Two attempts by Cllr Savage and Mrs H Sutcliffe to audit the meadow have been prevented by inclement weather on the arranged days.</p> <p>11.5 Cllr Blomeley reported that usage by the Comprehensive school may increase in the coming academic year, as new community initiatives take place.</p> <p><b>RESOLVED (aA17/18/36)</b> to receive the report and actions.</p>	

<p><b>12. Sensory Garden</b></p>	<p>Cllr Blomeley reported that funding for the project, by the HC partnership, is progressing. There is a possibility that s106 monies may be available. Cllr Ranger queried if the site had been registered with the Alzheimer's society.</p>
<p><b>13. Conservation Area Project</b></p>	<p>Cllrs Clowes and Ranger updated the committee; progress towards contacting properties is continuing. The "museum in the street" has had a boost with funding of £1831.87 received from the Co-op community fund for the project. The display panels are presently being designed. The next meeting of the sub-committee is on 19 December 2017.</p> <p><b>RESOLVED (aA17/18/37)</b></p> <ol style="list-style-type: none"> <li>I. To receive the report.</li> <li>II. To contact J Tickle, CE Highways regarding the poor finish left by the operatives who cleaned the pavements in the area by Barclays Bank.</li> </ol>
<p><b>14. Village Tree Survey</b></p>	<p>The Committee noted the draft terms of reference for the Tree Survey Working Party and <b>RESOLVED(A17/18/38)</b> to approve the terms of reference, subject to changing the reporting committee from Village Infrastructure to Amenities.</p>
<p><b>15. Supported Bus Review</b></p>	<p>A meeting with surrounding parishes, attended by Cllr Blomeley and the Clerk, was held on 29 November 2017. Further developments to the replaced 319 service were considered. Ward members Kolker and Gilbert have a proposal to put to CEC, with a view to enhancing the current service beyond original proposals, running at times to allow it to become more economically viable. Liaison is ongoing with schools, the health centre and businesses to determine the needs of their users, pupils and staff.</p>
<p><b>16. Youth Report</b></p>	<p>The Committee noted the survey undertaken by a pupil at the Comprehensive school, relating to the provision of youth facilities in the village, whilst acknowledging that the proportion of pupils taking part was very low.</p> <p>The Committee <b>RESOLVED (A17/18/39)</b></p> <ol style="list-style-type: none"> <li>I. To establish what work the partnership are planning to follow up this survey and to offer support to the partnership as required.</li> <li>II. To investigate setting up a Youth Council. (Strategy &amp; Finance agenda)</li> </ol>
<p><b>17. Budget 2018/19</b></p>	<p>The capital project list was reviewed with no further additions under this committee</p>
<p><b>18. Reports from Outside Bodies</b></p>	<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: Responses will be sought from questions to Ms Cropper.</li> <li>• Holmes Chapel Partnership: It was reported that there was no interest in seeking grant funding for various projects which have arisen as a result of the neighbourhood plan. The arrangements for the Christmas market are in place for this Sunday. The "dementia friendly" project is progressing well and gaining momentum.</li> <li>• Police – Margaret ranger and Katy O-Regan are attending the meeting of the PCC at Crewe on 5<sup>th</sup> December 2017. A request was made to arrange an update meeting with the PCSO in the parish office. Date to follow.</li> <li>• ChALC – This item now covered on the Strategy &amp; Finance committee.</li> </ul>

<b>19. Public Speaking</b>	None
<b>20. Future Agenda Items</b>	<ol style="list-style-type: none"> <li>1. HCCC Masterplan</li> <li>2. Landscaping at Skatepark area</li> <li>3. For VI committee – review of Fire station staffing</li> <li>4. Friends of the Dane Meadow</li> </ol>
<b>21. Chairman and Clerks reports</b>	None
<b>The meeting closed at 9:36p.m.</b>	

These minutes will be submitted for approval at the next Committee meeting scheduled for 25 January 2017.

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

.....Date.....

DRAFT

## Appendix 1

<b>17/5703C</b> Crossmere Farm, Davenport Lane, Brereton Heath CW12 4SU	Demolition of existing livery buildings and construction of 5 new residential dwellings  <b>OBJECTION:</b> <ol style="list-style-type: none"><li><b>1. The houses will use Holmes Chapel facilities.</b></li><li><b>2. Consider it is not sustainable</b></li><li><b>3. Will impact on Jodrell Bank</b></li><li><b>4. Not compliant with Brereton Neighbourhood Plan</b></li></ol>
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Holmes Chapel Parish Council objects to this application on the following grounds:

1. The relevant points in our objection to the previous application, 17/2673C, remain the same. (see below)
2. We support the refusal of the previous application by Cheshire East.
3. This site is in open countryside and therefore the CEC Local policies should apply,
4. We support the objections of Jodrell Bank.

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<b>17/2673C</b> Crossmere Farm, Davenport Lane, Brereton Heath CW12 4SU	Conversion of existing buildings to 5 new residential dwellings  <b>OBJECTION:</b> <ol style="list-style-type: none"><li><b>1. The houses will use Holmes Chapel facilities.</b></li><li><b>2. Consider it is not sustainable</b></li><li><b>3. Removing potential employment</b></li><li><b>4. Will impact on Jodrell Bank</b></li><li><b>5. Not compliant with Brereton Neighbourhood Plan</b></li></ol>
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The Holmes Chapel Parish Council objects to this application on the following grounds:

1. Although this proposed development is in Brereton Heath, it is only 2.2 miles from the centre of Holmes Chapel. There are other properties nearby and most if not all the residents, use the facilities and services of Holmes Chapel. The infrastructure of Holmes Chapel is already stretched and the addition of five more 4+ bedroom homes will add further strain on these limited resources.

Holmes Chapel Neighbourhood Plan, recently agreed by a 97% vote in the referendum on 9 March, was 'made' on 18 April 2017. This plan is clear on the role of Holmes Chapel as a Local Service Centre and expresses the clear need to consider all development not only in Holmes Chapel but the surrounding area where residents make use of the local services and facilities.

Cheshire East has commenced consultation on the preparation of a Site Allocations and Development Policies Document (SADPD) and we will be contributing towards this. A central consideration in this submission will be the establishment of a clear picture of housing and other development needs in the Holmes Chapel and Goostrey Local Services Centres and the requirements of adjoining rural areas such as Brereton. The Holmes Chapel position is that with over 800 houses already agreed since 2010 and a further 50+ completions for housing for applications prior to 2010, the local requirement for housing has already been satisfied. If

housing development in all neighbouring communities is added, it shows very clear evidence of the strain on all local services which cannot be met without substantial investment in local infrastructure.

It is expected that the Cheshire East Local Plan will be 'made' by the summer of 2017. The housing and other development requirements of rural and Local Service Centre areas is clear and the addition of further housing in this location is not supported.

2. It is considered that that this site does not meet any of the sustainable factors required for consideration of more housing developments. The NPPF is clear on the three dimensions to sustainable development – economic, social and environmental. This development of five dwellings in the middle of open countryside meets none of these roles.

The application site is immediately adjacent to a leading Cheshire Country Park. Traffic to and from this park uses Davenport Lane constantly and in the summer until early evening. The application has made no mention of this and the fact that egress will be on to this busy road. This application (and with the previous application 17/1038C – 5 dwellings) gave in answer to question 13 on Biodiversity and Geological Conservation a NO to a) Protected and priority species, NO to b) Designated sites, important habitats or other biodiversity features and NO to c) Features of geological conservation importance. And yet it is directly next to a country park where all these apply. This application makes no mention of this.

All travel requirements for the residents would have to be by car. The nearest bus stop is at least 700 metres away with buses only 2/3 times a day (the provision of these is currently under review by CEC) and it would require a walk along the busy A54 road as there are no pathways. All children requiring schooling either at primary or secondary level would require car transport. This adds to the unsustainable nature of the location.

3. No mention is made in the application about the current equestrian/livery/stables business which occupies the site. It is assumed that this will close and the loss of employment opportunities as well providing a service is a matter of concern.
4. Jodrell Bank will no doubt object to this development and make the strong point that cumulative development has a serious impact on its ability to perform. We strongly support their objection, especially with the number of houses already approved in Holmes Chapel and nearby in Brereton Green and Somerford.
5. We also support the fact that this development is not consistent with the requirements already agreed in the Brereton Neighbourhood Plan.