



# Holmes Chapel Parish Council

**Clerk of the Council: Sue Davies**

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**1 Church Walk, Holmes Chapel Cheshire, CW4 7AZ**



## AMENITIES COMMITTEE

### TO ALL MEMBERS OF THE AMENITIES COMMITTEE –

You are summoned to attend a meeting of the Amenities Committee on **Thursday 12<sup>th</sup> July 2018** at the Academy Suite, Holmes Chapel Community Centre commencing at 7.00 p.m.

### AGENDA:

1. **Apologies** - To approve any apologies for absence.
2. **To receive Declarations of any**
  - a) **disclosable pecuniary interests or**
  - b) **other disclosable interests**

**as required under Chapter 7 of the Localism Act 2011.**
3. **Public Speaking** - The Chairman will adjourn the meeting to allow questions from members of the public to last no longer than 15 minutes. After questions the Chairman will reconvene the meeting.
4. **Minutes** -To approve the minutes of the Committee meeting held on 14<sup>th</sup> June 2018 - copies circulated.
5. **Matters arising** – None not covered elsewhere on the agenda
6. **Planning Matters** - To consider any planning matters and applications recently circulated by CEC.
  - 6.1. **Bank Farm House – Middlewich Rd - 18/0925C and 17/4804C** - Demolition of existing dwelling and the erection of new dwellings and ancillary infrastructure. To receive a reply from Cheshire East Council regarding the letter sent in relation to the approval of the above application and to consider a response, if required. (See appendix 1).
  - 6.2. **18/3195C – Pedlar’s Way, 5, The Drive, Holmes Chapel, CW4 7BJ** Demolition of porch; Remodelling of front of house to create new entrance; single storey front extension; two storey side extension; new rear dormer to existing garage. *Comments deadline 24<sup>th</sup> July 2018*
  - 6.3. **18/3227C – 31, Selkirk Drive, Holmes Chapel, CW4 7LJ** Two storey extension and single storey rear extension. *Comments deadline 23<sup>rd</sup> July 2018.*
  - 6.4. **18/3051T – 25, Hawthorn Villas, Holmes Chapel, CW4 7AR** Tree works to fell Tilia Europaea tree. *Comments deadline 18<sup>th</sup> July 2018.*
7. **Footpath Link Path between Persimmon and Seddon Estates** – To receive a verbal update and to consider any future actions in this matter.
8. **HCCC**
  - 8.1. **Operational Matters:** To receive verbal feedback from the Clerk on the monthly meeting with ES&R.
  - 8.2. **Entranceway:** To receive a verbal update on the progress with the redesign of the entranceway.
  - 8.3. **Canvas Spaces Ltd** – To receive an update on the inspection of the skatepark.
  - 8.4. **Trees along the left Periphery on the Entranceway:** To receive a verbal update.
  - 8.5. **Scout Request:** to note a request from the Scouts to assist with minibus parking.

9. **Dane Meadow–**
  - 9.1. **Ecological project** – To receive a verbal update from the Clerk.
  - 9.2. **Surface Water** – to receive a verbal update on the drainage issue from the Clerk.
  - 9.3. **Signage:** To receive a further verbal update on the progress of the signage (motorbikes and dog fouling) at the entrance ways to the Dane Meadow from the Clerk.
  - 9.4. **Maintenance Issues** – To receive a verbal report from Cllr Savage.
10. **Conservation Area Project**
  - 10.1. **Working Group Meeting** - To receive the draft notes of the meeting held on the 19<sup>th</sup> June 2018 and to receive a verbal update on any subsequent progress. To resolve to agree any actions arising. (Appendix 2.)
  - 10.2. **Church Walk Improvements** - To receive a report on Church Walk Improvements and to receive a verbal update on a meeting held on the 6<sup>th</sup> July with some business owners to discuss shop frontage decoration. (See appendix 3).
11. **Update on the Play Areas:**
  - 11.1. **Elm Drive** - To receive a report from the Clerk on: i) The maintenance issues ii) S106 money available for improvement.
  - 11.2. **Middlewich Road** -To receive a report on maintenance issues from the Clerk.
12. **Precinct Matters, meeting with CBRE** – To receive notes of a meeting with CBRE held on the 5<sup>th</sup> July and to resolve to agree any actions arising. (See appendix 4)
13. **Project List** – To note the Project List in relation to Amenities' projects and to resolve to agree any updates. (See appendix 5)
14. **Village Tree Survey** To receive a verbal update.
15. **Reports and issues from outside bodies.**
  - 15.1. **Connected Communities**
  - 15.2. **Sandbach Almshouses**
  - 15.3. **Holmes Chapel Partnership**
  - 15.4. **Education Services**
  - 15.5. **Health and Social Services**
16. **Public Speaking**
17. **Chairman and Clerk's reports**
18. **Future Agenda Items:**
  - Dane Meadow – Path improvements
  - School Places Report

*S Davies*

**Sue Davies Clerk of the Council**

**6<sup>th</sup> July 2018**



Working for a brighter future: together

Holmes Chapel Parish Council  
1 Church Walk  
Holmes Chapel  
Cheshire  
CW4 7AZ

**Development Management**  
Cheshire East Borough Council  
PO Box 606, Municipal Buildings  
Earle Street, Crewe, CW1 9HP  
Contact: Nick Hulland  
Direct Dial: 01270 686759

Date: 3<sup>rd</sup> July 2018

Dear Sir and Madam

**RE: 18/0925C AND 17/4804C - DEMOLITION OF EXISTING DWELLING AND THE ERECTION OF NEW DWELLINGS AND ANCILLARY INFRASTRUCTURE**

Further to your letter dated 15<sup>th</sup> June 2018 regarding planning application 18/0925C, I can provide the following response.

Whilst I note your comments, I disagree that the decision was perverse or a direct contradiction of the Cheshire East Local Plan Strategy (CELPS) and Holmes Chapel Neighbourhood Plan.

Both the CELPS and neighbourhood planning policies were regularly referenced throughout my report and were given due consideration in the assessment. Whilst I can understand your position about seeking a range of housing sizes across the Parish, Policy H01 of the Neighbourhood Plan states that housing development will be expected to provide a range of housing sizes. It does not provide a threshold and does not reference any Housing Need Survey which identifies current housing need in Holmes Chapel to which weight could have been attached as part of the assessment and which could have been utilised as part of the assessment. Policy HO1 is also one of numerous policies considered as part of the assessment of the policies in the Development Plan as a whole

The proposal was deemed to be acceptable by the Local Planning Authority. Although the proposal was for 1 less dwelling than application 17/4804C, it was considered that the knock-on impacts of this reduction and the other changes were sufficient to overcome previous concerns in planning terms.

Both the CELPS and the Congleton Borough Local Plan clearly support the principle of new housing at the application site which falls entirely within the settlement boundary of Holmes Chapel which is a Local Service Centre as defined by the CELPS.

It should also be noted that the housing requirements of the Local Plan are not a maximum and further development over and above this can still be supported if deemed appropriate and in accordance with the development plan.

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## Appendix 1

Policy HO1 of the neighbourhood plan supports additional small scale housing to meet the 'needs and priorities' established in the plan and to meet any housing target of the CELPS.

The 'needs and priorities' established in the neighbourhood plan are not expressly listed but it can be ascertained from the remainder of policy HO1 that these are for;

*B. ... a range of housing from smaller starter units of one to two bedrooms to larger, three or more bedroom properties.*

*C. New homes on developments of 10 or more should comprise a mix of house types...*

Within the justification text of Policy HO1 of the Neighbourhood Plan, a further indication of the needs and priorities are given where it is stated that '*...there is already an above average proportion of 3 to 5 bedroom detached two-storey houses in Holmes Chapel with limited number of smaller homes for younger residents and for older people.*'

Although the approved scheme comprised entirely of 4-bed properties, only 6 dwellings were approved within an immediate area within Holmes Chapel which is not dominated by 4-bedroomed properties. As such, the scheme offered a mix in the locality to which it is located.

It is recognised that the poor mix of properties formed part of the reason for refusal under the previous application for 7 houses (17/4804C). However, this formed part of a single reason for refusal which was mainly concerned with the overdevelopment of the site in terms of the site constraints. I also considered the mix to be inappropriate in design terms in that case.

The numbers were only reduced by 1 compared to the refused scheme. However, this reduction overcame all other aspects of the previous reason for refusal, not specifically concerning a spatial mix, but satisfying the design concerns of the Council's Principal Urban Designer.

It was not considered that a refusal of the application based on all the dwellings being 4-bedroomed alone was either reasonable or sufficiently strong enough to defend at appeal given that the small-scale nature of the development which as advised, was considered to fall within an area not dominated by 4-bedroom properties and was fewer than previously sought.

There is no trigger within Policy HO1 which states when a mix of bedrooms should be introduced. Given this context, it would be unreasonable in this instance to refuse the application on mix grounds when the other matters of layout and design have been satisfactorily addressed.

Although I recognise that this will not address your objections as you opposed the development, these are the reasons why the application 18/0925C was approved when 17/4804C was refused.

With regards to your objections about having the opportunity to comment on revised plans, after the initial formal notification of the application as required by the Regulations, it is a matter for the decision maker as to when changes to a scheme are re-consulted upon. In

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## Appendix 1

this instance (18/0925C), the changes received during the application process were relatively minor and reduced the impacts of the scheme. These changes included reductions in heights and footprints. In such circumstances the Local Planning Authority would not consult further.

I hope the above information is of assistance to you.



## Conservation Area Working Task Group



### Notes of the meeting of 19<sup>th</sup> June 2018, 14:00pm

#### 1, Church Walk, Holmes Chapel

Present: Cllr J Clowes, V White, A Perrin, D Rovira and Sue Davies (Clerk to the Parish Council),

#### 1. Apologies for Absence

S Ranger; A Fairclough, Cheshire East Conservation Officer

#### 2. Notes of the previous meeting on the 8<sup>th</sup> May 2018

The notes of the meeting of the 8<sup>th</sup> May 2018 were agreed by those present.

#### 3. Matters Arising

Actions from the last meeting not covered elsewhere:

##### 3.1. Bollards outside of the Red Lion

The Clerk was asked to liaise with the Red Lion to arrange for some quotes for the bollards to be painted.

**Action: The Clerk to progress.-**

##### 3.2. Junction 18

The Clerk reported that Junction 18 has a forthcoming event at the Bottle Bank to meet businesses regarding their relaunch.

**Action: Cllr Clowes to attend the event and feedback to the next meeting.**

#### 4. Display Boards and Street Signs

##### 4.1. Interpretation Boards

Now all the permissions are in place, the order with Shelleys can be progressed.

**Action: The Clerk to liaise with Shelleys and produce a purchase order. Cllr Clowes and V White to forward copies of the final draft of the boards with correct numbering to the Clerk and provide copies of the photographs.**

##### 4.2. Street Signs

It was discussed that a second Church Walk sign could be placed at the end farthest from London Road making seven in total. However this end of Church Walk is now renamed Cheshire House and it was agreed not to proceed. Permissions still need ascertaining from the premises' owners apart from Barclays Bank: (Bela Casa, Gascoine Holmes, R Cussons, J Eccles).

The Clerk presented some quotes from various suppliers for consideration. The prices vary considerably and it was agreed that some further work was needed, especially in relation to the cheapest price to ensure their quality is adequate and comparable to the more expensive ones.

**Actions:**

**The Clerk to seek the relevant permissions.**

**The Clerk to ask for samples and examples of local work from the manufacture with the lowest quote.**

## Appendix 2

V White agreed to visit this manufacturer during a forthcoming visit to the vicinity of Whitby, where they are based.

### 4.3. Licence agreements

The license agreement received from CBRE, the management company for Barclays Bank, was discussed. Some small amendments were agreed including the addition of a clause to specify that the boards/street signs will remain the property of the Parish Council. The draft license wording will need approval of the Parish Council before being signed.

**Actions:**

A Perrin to arrange the changes with CBRE.

The Clerk to draft a letter to accompany the licenses.

The Clerk to discuss permissions with the business/property owners of the street sign locations.

## 5. Consultation with Business Owners

### 5.1. Progress with the series of meetings with business owners and feedback received.

No further progress as waiting for feedback from A.Fairclough about existing planning permissions on signage.

### 5.2. Follow-up on the permissions in place.

A Fairclough has requested a list of properties. Cllr Clowes agreed to compile this from the 'shop front' report and to include addresses.

**Action: Cllr Clowes to compile the list.**

## 6. Trees in the Conservation Area – Consultation with land owners

No further actions at present and not required as an agenda item for the foreseeable future.

## 7. Church Walk Improvements

The meeting with the co-op still needs pursuing.

Future funding for this project will need to be established. When applying for funding, it was noted that a specific need should be identified and a grant sought to fit the purpose.

It was felt that the shop fronts should use heritage colours for the outside woodwork painting.

It was agreed that a meeting of owners and business should be held to discuss the future of Church walk and that a plan is needed.

**Action: D Rovira to arrange a meeting.**

## 8. Publicity

No further actions at present and it was agreed that signage should be in place before further publicity is arranged.

## 9. Agreement of future program and review of the Timeline.

The future program was noted.

## 10. Any Other Business

None

## 11. Date of Next Meeting

**Thursday, 9<sup>th</sup> August, 14:00pm**

# Appendix 3 - Holmes Chapel Parish Council

## Church Walk Improvements

These brief notes are prepared to start a discussion with the owners and occupiers of the properties along Church Walk. The Parish Council are of the view that this important alley could be enhanced to increase foot traffic to the benefit of all. We would like to agree a strategy which all can support and then look to sources of funding which would allow the work to be carried out. The Parish Council are already installing information panels in the Conservation Area including one on Church Walk. Also we have the funding for a number of heritage street signs including one for Church Walk. We believe we can access another funding stream but to do that we need a plan. We will be contacting you shortly to arrange a meeting to discuss further and hope you will be able to attend.

Here are a few points we think need considering:

1. Church Walk is a key walking route within the Conservation Area. It offers a range of interesting shops but these could be passed by if pedestrians are not encouraged to walk up the alley. The original Church Walk extended to the extremity of Church/Cheshire House so the part across the Parkway should be considered as part of the attraction.
2. Improvements should be aimed at increasing the footfall so including Cheshire House increases the range of interest and should be included in the overall plan.



## Appendix 3 - Holmes Chapel Parish Council



### 3. Improvement plans should consider:

- a) Paving – currently a mixture of tarmac and concrete paving. Use of a common theme throughout would improve the appearance of the whole area. Would need to consider the need for future repairs in choice of materials.
- b) Concrete planters – only function is to stop vehicles passing down the alley. Replace with bollards and seating.
- c) Lighting – unified heritage lighting scheme
- d) Waste Bins – detract from the street scene - conceal as far as possible
- e) Colour scheme – timber painting in National Trust colours. Not all the same but from a common palette.
- f) Signage – show ALL shop names on wall signs at the entrance to the alley. A.boards only below a certain size and only outside the shop. Encourage wall hung signs.
- g) Street Sign – new heritage style ‘Church Walk’ sign on order.
- h) Information Board – Conservation Area board to be erected on wall at entrance to Church Walk.
- i) Coop - sales in the alley, location of trolleys, window display – scope for improvement

### 4. Next Stages

- a) Meet with all stakeholders to discuss options
- b) Prepare a simple scale plan showing proposed changes
- c) Seek funding from CEC New Homes Bonus and other sources



# Holmes Chapel Parish Council

**Clerk of the Council: Mrs Sue Davies**

**Email:** clerk@holmeschapelparishcouncil.gov.uk

**Assistant: Mrs Sue McKay**

**Email:** admin@holmeschapelparishcouncil.gov.uk



**1 Church Walk, Holmes Chapel, Cheshire, CW4 7AZ**

## **Notes of a Meeting with CBRE Ltd Parish Council Office – 5<sup>th</sup> July 2018, 14:00pm**

Attendees: Lorraine Jennings (CBRE Ltd, managers of the precinct), Cllr B Bath, Cllr J Clowes, Cllr M Blomeley and the Clerk.

### **1. Raised Bed fronting the Precinct**

L Jennings informed that CBRE plan to turf this area (the largest bed) in the following financial year. They feel this will open the area up which would help monitor the area for problems. They also feel that indiscriminate planting by other parties has caused problems with the borders at present which turfing would alleviate.

The Parish Council representatives present expressed disappointment at this decision and questioned whether turf would be appropriate whilst appreciating the need for increased visibility in the area. Cllr Clowes informed that to the best of his knowledge, there had been no planting since the area had ceased to be in the care of the Village Volunteers.

A compromise of a border along the front was discussed and the possibility of using gravel rather than turf, perhaps with bench seats. It was agreed that there could be further talks on this issue but the final decision would rest with CBRE.

It was agreed by both parties that a frontage border should be possible and further discussion can follow on other aspects.

### **2. Litter Issues/Larger Waste Bins**

L Jennings explained that larger bins are approximately £700 compared to £500 for the smaller size. To replace all bins at that cost would impact on the rents of the tenant businesses.

After discussion it was agreed that one larger bin could be provided to be located in the proximity of the pizza business. The Parish Council agreed to continue to try and identify some funding opportunities to help with costs.

### **3. Lights**

L. Jennings informed that she was under the impression that both lights were the property of the Parish Council, including maintenance and electricity (in accordance with the Parish Council's understanding).

## Appendix 4

The Parish Council agreed to contact Cheshire East Council to discuss maintenance issues including conversion to LED. L Jennings also offered to convert the lights to LED if the parish Council could establish how the power is isolated.

### **4. Update on Social Problems**

L Jennings informed of issues relating to anti-social behaviour about which she is in communication with the PCSO and PC Nead.

### **5. Car Park issues**

The Parish Council expressed their concern regarding large vehicles and HGVs using the car-park, but L Jennings explained that using a barrier had been shown to be too problematic with frequent repairs required.

L Jennings informed of a problem with all day parking by users of the nearby train station which was making it increasingly difficult for people to park to use the local shops. This may result in a change to the current parking restrictions with the possibility of an ANPR being installed with traders given exemptions if required.

After discussion, L Jennings agreed to consider three hours free parking rather than two with Sundays possibly being exempt, but she explained that this would depend on the software used.

It was agreed that the alterations should help to ease parking problems for shoppers who would still have more than adequate free parking time.

### **6. Memorial Bench**

The Parish Council thanked L Jennings/CBRE for accommodating the Memorial Bench from the Parkway and for undertaking the work to move it.

L Jennings kindly offered to maintain the bench although it would remain the property of the Parish Council.

### **7. Any other Matters**

Cllr Clowes gave L Jennings an update on the Sensory Garden project.

Cllr Bath informed of the Parish Council's tentative idea of considering entering the Best Kept Village next year.

## Appendix 5

To be inserted.