

Holmes Chapel Parish Council

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1 Church Walk, Holmes Chapel Cheshire, CW4 7AZ



TO ALL MEMBERS OF THE AMENITIES COMMITTEE

You are summoned to attend a meeting of the Amenities Committee on **Thursday 15 June 2017** at the Academy Suite, Holmes Chapel Community Centre commencing at 7.00 p.m.

AGENDA:

1. **Chairman** - to elect a chairman for the committee for 2017/18.
2. **Apologies**- To receive any apologies for absence.
3. **To receive Declarations of any**
 - a) **disclosable pecuniary interests**
 - b) **any other disclosable interests****as required under Chapter 7 of the Localism Act 2011.**
4. **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.
5. **Committee Responsibilities** – to note the responsibilities of the new Committee as set out in Appendix 1.
6. **Planning applications** - to consider any applications on list recently circulated by CEC.
 - **17/2673C** – Crossmere Farm, Brereton, CW12 4SU. Conversion of existing buildings to 5 residential dwellings. See Appendix 2
7. **Defibrillator** - confirmation that a grant from the Big Lottery has been successful and funds (£1,618) are due to be received shortly. Holmes Chapel Partnership has agreed to contribute £442 to assist with installation. To approve expenditure of £275 to install the defibrillator at the phone box. See Appendix 3
8. **HCCC – to receive a report on the following:**
 - Further work needs to take place on landscaping;
 - The new boiler has been installed by HMM;
 - Outside toilet has been completed;
 - The Clerk and Cllr Bath met Carillion Kier and Tarmac to discuss potential car park works, this should be completed by 15 June 2017;
 - JMLC – to determine any agenda items to be submitted for the 12 July 2017 meeting;

- Swimming pool paper See Appendix 4
9. **Dane Meadow** - to receive an update on retention at the Meadow and any work undertaken by the Friends.
 10. **Benches** - to note the installation of two memorial benches by the Fire Station and to approve the installation of two further benches near Bessancourt, on Middlewich Road. See Appendix 5.
 11. **Sensory Garden** – to receive information from Cllr Clowes on proposals for work on the area by the Fire Station.
 12. **Conservation Area** - to receive a report on a meeting held with Katherine Bailey, Heritage Officer, CEC. See Appendix 6.
 13. **Police** – to receive a verbal report on a meeting attended with the Police and Crime Commissioner on 13 June 2017.
 14. **Reports from outside bodies**
 - Sandbach Almshouses
 - Rail report
 - HCP – to note a meeting with the Partnership on 28 June 2017 to discuss future projects.
 15. **Public Speaking.**
 16. **Future agenda items**
 17. **Chairman and Clerk's reports**

Nicola Clarke
Clerk of the Council
9 June 2017

Appendix 1

Amenities Committee Responsibilities

Community Centre
 Monitoring and liaison of JMLC
 Planning applications
 Public transport
 Leisure Centre (HCCS)
 Play areas
 Youth facilities including the Skate park
 Dane Meadow including Friends of the Dane Meadow
 Green and open spaces
 Footpaths
 Benches
 Conservation area

Appendix 2

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| <p>17/2673C Crossmere Farm, Davenport Lane, Brereton Heath CW12 4SU</p> | <p>Conversion of existing buildings to 5 new residential dwellings</p> <p>OBJECTION:</p> <ol style="list-style-type: none">1. The houses will use Holmes Chapel facilities.2. Consider it is not sustainable3. Removing potential employment4. Will impact on Jodrell Bank5. Not compliant with Brereton Neighbourhood Plan |
|--|---|

The Holmes Chapel Parish Council objects to this application on the following grounds:

1. Although this proposed development in is 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.

Homes 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.

Appendix 3

I have had a look at the box and found the following:-

- a) The back board that the telephone was bolted to has been removed therefore there is nothing to attach the defibrillator to.
- b) When removed some of the bolts have been smashed out and therefore need removing and re-threading.
- c) There IS power within the box, albeit the light has been disconnected.
- d) The torx bolts holding the safety cover over the incoming electrics have been butchered these will need replacing.

To supply and fit a backboard, recut threads, fit new torx bolts where required, wire in defibrillator powers supply and fit/test defibrillator. £275

The ceiling light will be reconnected however I am unsure at this stage whether it is operational.

Lynton Weeks, Lynks Electrical, Goostrey

Appendix 4

Audit of the final Swimming Pool Proposal

Following the presentation from Cllr Steve Ranger at the Council meeting on 20 April 2017, as the Finance member, I should like to make some comments and recommendations.

Cllrs Ranger have done a large amount of work which on the figures presented offers a real possibility of achieving a pool in Holmes Chapel within a reasonable timescale. The first hurdle, to demonstrate that there is a location for the pool at the HCCC, seems to have been largely achieved and the running costs, although not presented with full validation, indicate a promising outcome. It has been promised by Cllr Ranger that a more detailed case will be presented, possibly as early as September this year.

If this case still indicates a viable project then a decision would need to be made by both ESAR and the Parish Council as to whether they are prepared to support the project. With the commitment of all parties the green light would be given to the Swimming Pool Group to investigate funding expecting that, if they are successful, they will not be held up because of uncertainty from the bodies involved.

The HCCC is already an important part of the community and there is no doubt that increasing the range of facilities by building a pool would be received with enthusiasm. However, there are significant concerns that it will not be possible to run a pool at a profit and should that turn out to be the case, in the worst circumstances it could put the future of the whole HCCC in jeopardy or mean closing the pool because of lack of funds. Deciding to go ahead with a Swimming pool is thus, not only a difficult decision but a crucial decision which will depend on the level of confidence that we have in the validity and robustness of the details of the case presented.

As the Finance Member I am concerned that although the skills of the Parish Council may be formidable they do not extend to being able to make a balanced and informed decision on this issue.

At an earlier stage in the work of the Swimming Pool Group a request was made to the Parish Council for funds to support a feasibility case for a pool. This was not taken up and the group have been able to carry out the work on a voluntary basis. However, if the group come forward with a detailed plan, then this may be the time for the Parish Council to provide some funding for an independent audit of the proposal. In this way the Parish Council would be given confidence that the scheme was viable and an informed decision could be made on whether to support the proposal.

I propose that the following steps in the process are adopted:

1. That the maximum size and proposed location are identified on the HCCC site masterplan and confirmation of support, preferably in writing, from the Parish Council, ESAR, users of HCCC who may be affected such as the Rugby Club and the Planning Department of CEC are obtained.
2. That the proposal submitted by the Swimming Pool Group includes analysis of the catchment area, comparison with data from similar pools and is sufficiently complete for submission to grant funders.
3. That the Parish Council (and ESAR) fund a suitably skilled independent audit approved by all parties to provide an in depth analysis of all the data in the proposal, including a risk analysis for short and long term implications.

John Clowes 24 April 2017



Holmes Chapel Parish Council

1 Church Walk, Holmes Chapel, CW4 7AZ

www.holmeschapelparishcouncil.gov.uk

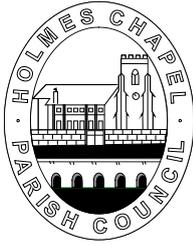
Application Form

| | |
|--|---|
| Name of Donor | JAMES GWYNNE |
| Name on Memorial | NICK JEFFERIES + SCOTT PENLINGTON |
| Address, Email and phone | 5 CRESCENT ROAD CRANAGE CW4 8EN 07792 119 391 GWIN_1@HOTMAIL.CO.UK |
| Description of memorial Information to allow purchase | TWO BENCHES ON INDIAN STONE FLAGGING. |
| Text on plaque (maximum ... letters) | IN LOVING MEMORY OF - IN LOVING MEMORY OF - |
| Preferred Location | 1. PATCH OF GRASS BY BESSAN- 2. COURT |
| Cost of supply and installation | £700 |
| Signatories | |
| Parish Council | HOLMES CHAPEL |
| Donor | JAMES GWYNNE |
| Date | 2/6/17 |

Please return the completed form to:
Clerk of the Council
Holmes Chapel Parish Council
1 Church Walk
Holmes Chapel
Cheshire
CW4 7AZ

01477 533934
clerk@holmeschapelparishcouncil.gov.uk

Appendix 6



Holmes Chapel Parish Council



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| Report: | 1718A02 |
| Meeting Date: | 15 June 2017 |
| Agenda item: | A17-06-15 12 |
| Prepared by: | N Clarke and J Clowes |
| Subject: | Conservation area |

Background / Information

The HC Neighbourhood Plan has identified the conservation area in Holmes Chapel as an area to protect and cherish. Cllr John Clowes is working with the local History Group learning more about the buildings in the area.

A meeting was held with Katherine Bailey, CEC Heritage Officer, Cllr John Clowes and Nicola Clarke to determine how to proceed with further listings. KB confirmed that CEC are carrying out conservation appraisals of each town but is not currently a priority at the borough. She suggested looking at Sandbach, Bollington and Congleton documents and use Congleton as a template.

JC asked about the local listings paper submitted by the parish council. KB reported that the listings have not been updated since 2010 and are unlikely to be for some time. She did recommend that the parish council comments on all planning applications in the conservation area to highlight the parish council is aware of the restrictions.

JC explained what the history group and parish council is hoping to achieve e.g. display boards, naming alleyways etc. and she was supportive.

Background Documents:

Report C53 from the NP suite of documents and local listings document.

Work required:

The main objectives of work on the Conservation Area are:

1. To ensure owners of businesses and properties within the area are aware of the importance to the community and its benefit in attracting retail and other business to the village.

2. To provide businesses and owners with up to date information on the planning requirements of the area.
3. To raise awareness of the area to the public in general using wall mounted display boards to describe the history of the area.
4. To improve the appearance of Church Walk – a central feature of the Conservation Area.

It is proposed that Amenities Committee set up a working group comprising members of the Parish Council, the U3A History Group and possibly representatives of the retail trade in the area.

Funding:

Some funding will become available from the Co-op Local Funds as this objective has been identified for support. This is expected to yield around £1,500 based on previous experience. JODFAS have indicated support but no financial commitment has been made. £3,000 has also been provisionally allocated in the capital budget 2018/19 and this should be sufficient to carry out all the work except the infrastructure improvements to Church Walk for which further work is required to estimate the costs involved. A provisional sum of £10,000 has been allocated for work on Church Walk in 2019/20.

Decision required

To agree to the setting up of a working group and the provision of officer time to assist with the development of the above proposals.

Recommendation:

To resolve to support the creation of a working group to enhance the appearance and the public awareness of the Conservation Area in Holmes Chapel