



AMENITIES COMMITTEE
Minutes of meeting on 14 June 2018
 at The Academy Suite, Holmes Chapel Community Centre, CW4 8AA



Part I – Public and Press present

1. Attendance	Cllr J Clowes Cllr A Armit Cllr B Bath Cllr M Blomeley Cllr P Cotton Cllr S Ranger Cllr D Savage (non-committee member) Cllr M Street	Mrs S Davies - Clerk to the Council
2. Election of Chairman	Cllr Bath proposed Cllr Clowes, which was seconded by Cllr Blomeley. The Committee, unanimously in favour, RESOLVED (A18/19/01) to elect Cllr Clowes as Committee Chairman for the year 2018/19.	
3. Apologies	None	
4. Declarations of Interest	None	
5. Public Speaking	The Committee noted the attendance of Cllr D Savage, a non committee member. He presented the information for item 16.	
6. Minutes	RESOLVED (A18/19/02) to approve the minutes, Parts I and II of the Committee Meeting held on 3 May 2018	
7. Matters Arising	<ul style="list-style-type: none"> • Youth Report and follow up by the partnership: Cllr Blomeley updated that a further survey will be undertaken in the new school year. It was noted that the future school role of Community Leader will need to be co-ordinated with any progression of the Youth Council. • CBRE Ltd – A further meeting with precinct management has been arranged for 27 June 2018, which will be attended by Cllrs Bath Blomeley and Clowes. • Memorial Bench to PCSO Jill Cope – The bench has been installed at the skatepark and was officially unveiled by the HC partnership on Saturday 26 May. • S106 monies: <ul style="list-style-type: none"> a) Ecological Projects (Dane Meadow) – See item 10. b) Elm Drive Play Area – Also see item 15. • Best Kept Village Competition – the decisions/actions agreed at the Village Infrastructure meeting of 7th June 2018 were noted. The meeting with a neighbouring parish will not be pursued at present – the meeting with Cheshire Community Action will be held first – a date for this is being arranged. • Sensory Garden – The committee noted that the order for the works is with Duttons, with work due to commence on 19 August 2018. Plants are being procured for the scheme. Cllr Armit has volunteered the two benches to be stored at her house for safekeeping and refurbishment while the work to the garden is being done. Cllr Armit was thanked for this offer. 	

<p>8. Planning Matters</p>	<p>1. Bank Farm House – Middlewich Rd - 18/0925C and 17/4804C - Demolition of existing dwelling and the erection of new dwellings and ancillary infrastructure. The Committee noted that this application was passed on 1 June 2018, and the SPTG Task Group has drafted a letter of objection for consideration to this decision.</p> <p>RESOLVED (A18/19/03) to submit the recommended letter to Cheshire East Council (CEC), further to changes agreed in this meeting, in response to the decision by CEC to approve this application. See Appendix 1</p> <p>2. The committee considered the applications listed below and RESOLVED (A18/19/04) to comment as follows:</p> <table border="1" data-bbox="419 506 1458 1895"> <tr> <td data-bbox="419 506 762 1010"> <p>18/2611C Land off London Road, Holmes Chapel</p> </td> <td data-bbox="762 506 1458 1010"> <p>Reserved matters on application 14/5921C - A mixed use development including residential and commercial (outline)</p> <p>Comments:</p> <ol style="list-style-type: none"> 1.The building appears out of keeping for a rural area being very utilitarian and excessively dark. 2. Appropriate lighting will be required suitable for the rural location. 3. Signage should be consistent with the location. 4. Trees: The choice of tree is not consistent with Holmes Chapel Neighbourhood Plan Policy CE4, which “expects a number of (ultimately) large trees on common open spaces” within the development. </td> </tr> <tr> <td data-bbox="419 1010 762 1149"> <p>18/2664D Land off London Road, Holmes Chapel</p> </td> <td data-bbox="762 1010 1458 1149"> <p>Various discharge of conditions</p> <p>Noted</p> </td> </tr> <tr> <td data-bbox="419 1149 762 1384"> <p>18/2706C 5 Braemar Close CW4 7HG</p> </td> <td data-bbox="762 1149 1458 1384"> <p>Single storey front link extension to garage, single storey rear extension, partial garage conversion together with internal alterations to existing window and door openings</p> <p>NO OBJECTION</p> </td> </tr> <tr> <td data-bbox="419 1384 762 1895"> <p>18/2332T 1 Milling Field CW4 7DA</p> </td> <td data-bbox="762 1384 1458 1895"> <p>2 x limes – reduce height by 2m and crown lift to 5.5m</p> <p>Comment:</p> <ol style="list-style-type: none"> 1. The Parish Council question if there is an error in the application to crown lift to 5.5metres, and we would not like to see this go above 3 metres? 2. The Parish Council do not feel the trees are excessively high, and the Neighbourhood Plan policy CE4 encourages preserving trees which make a significant contribution to the landscape character of the surrounding area. As such the Parish Council would not like to see the height of these trees, protected by a TPO, reduced. </td> </tr> </table>	<p>18/2611C Land off London Road, Holmes Chapel</p>	<p>Reserved matters on application 14/5921C - A mixed use development including residential and commercial (outline)</p> <p>Comments:</p> <ol style="list-style-type: none"> 1.The building appears out of keeping for a rural area being very utilitarian and excessively dark. 2. Appropriate lighting will be required suitable for the rural location. 3. Signage should be consistent with the location. 4. Trees: The choice of tree is not consistent with Holmes Chapel Neighbourhood Plan Policy CE4, which “expects a number of (ultimately) large trees on common open spaces” within the development. 	<p>18/2664D Land off London Road, Holmes Chapel</p>	<p>Various discharge of conditions</p> <p>Noted</p>	<p>18/2706C 5 Braemar Close CW4 7HG</p>	<p>Single storey front link extension to garage, single storey rear extension, partial garage conversion together with internal alterations to existing window and door openings</p> <p>NO OBJECTION</p>	<p>18/2332T 1 Milling Field CW4 7DA</p>	<p>2 x limes – reduce height by 2m and crown lift to 5.5m</p> <p>Comment:</p> <ol style="list-style-type: none"> 1. The Parish Council question if there is an error in the application to crown lift to 5.5metres, and we would not like to see this go above 3 metres? 2. The Parish Council do not feel the trees are excessively high, and the Neighbourhood Plan policy CE4 encourages preserving trees which make a significant contribution to the landscape character of the surrounding area. As such the Parish Council would not like to see the height of these trees, protected by a TPO, reduced.
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<p>9. Footpath Link between Persimmon and Seddon Estates.</p>	<p>Ongoing communications with Persimmon Homes were noted.</p> <p>RESOLVED (A18/19/05) for the Clerk to</p> <ol style="list-style-type: none"> I. Maintain contact with Persimmon Homes, and to arrange a meeting to progress the issue. II. Contact CEC Planning for information relating to the path installation. 								

<p>10. Holmes Chapel Community Centre</p>	<p>The following updates were noted by the committee:</p> <ol style="list-style-type: none"> 1) The next JMLC meeting is on 17 July 2018. 2) Cllr Bath updated on progress with the redesigned entranceway works; the planning application is due to be submitted on 18 June 2018, and the contract documents are being prepared. It is envisaged that the work will take place mid-September 2018. 3) Pitch Options will be discussed further at the upcoming JLMC meeting. 4) The thermal imaging survey has been deferred until cooler weather. 5) Operational Matters: New signage for the entranceway will be designed to coincide with the improvement works. Craig Mitchell has commenced acting-manager duties at the Centre. The impending closure of the nearby children's indoor play centre, Pirates Paradise, will be noted at the next meeting with Community Centre management. 6) The final inspection of the Skatepark by Canvas Spaces Ltd is to be performed by week ending 7 July 2018, with a definite date being pursued. 7) The Clerk informed that the request to remove some poplar trees by the contractor of a mobile phone company is being pursued. The Clerk will write to a resident affected by the trees to inform that the situation is under review. <p>RESOLVED (A18/19/06) to accept the report.</p>
<p>11. Dane Meadow</p>	<p>Ecological project – The Clerk updated that soil samples tested by Cheshire Wildlife trust have confirmed that the site is suitable for restoration to a wild flower meadow. Discussion with ANSA is required to establish preparatory work this year.</p> <p>Drainage – The Clerk informed that CEC have awarded the contract to ANSA to install a drain, as a solution to the surface water flowing over the path. A start date for the work is awaited.</p> <p>Signage: Public Space Protection Order signage has been installed at the entrance ways to the Dane Meadow. The installation of the “No Motorbikes” sign is expected in the next 2 weeks.</p> <p>RESOLVED (A18/19/07)</p> <ol style="list-style-type: none"> I. To accept the report. II. For the Clerk to arrange a meeting with ANSA, to discuss the work to prepare for the wild flower meadow.
<p>12. Conservation Area Project</p>	<p>The notes of the meeting held on the 8th May 2018 were received and Cllr Clowes summarised the key issues.</p> <p>RESOLVED (A18/19/08) to accept the report.</p>
<p>13. Project List</p>	<p>The list of projects was debated by the Committee.</p> <p>RESOLVED (A18/19/09) to update the Project List for circulation at the next Strategy and Finance Committee meeting.</p>
<p>14. CVS Supplied list of grants</p>	<p>The list of grants was reviewed by the Committee.</p>
<p>15. Condition of Play Areas</p>	<p>The Chairman allowed Cllr Savage, non-committee member, to update the committee on the condition of the 2 play areas in the village. They had been inspected by Cllrs Savage and Street, with the Clerk, earlier that day.</p>

	<p>1. Elm Drive:</p> <ul style="list-style-type: none"> • 2 stolen swings not been replaced • Concrete slabs adjacent to matting have been exposed • Issues with maintenance of the Play Area – the area looked unkempt • A date for the meeting with Greenspaces is awaited, re s106 monies available. <p>2. Middlewich Road:</p> <ul style="list-style-type: none"> • Various problems had been found with the equipment at the site, and safety concerns were expressed. <p>RESOLVED (A18/19/10) for the clerk</p> <ol style="list-style-type: none"> To contact ANSA to request an urgent inspection, repairs and possible closure if required. To review the arrangements in place for the maintenance of the parks, and a report brought back to the next Amenities committee meeting in July 2018.
16. Cllr S Ranger	Cllr Ranger left the meeting at 8.50 pm
17. Girl Guides Equipment Storage	The Committee reviewed the supplied report and RESOLVED (A18/19/11) to approve the request from the Girl Guides, subject to approval from ES&R. This will be discussed at the JLMC meeting in July 2018.
18. Village Fair	<p>The committee were updated on progress with the displays for the Village Fair</p> <ol style="list-style-type: none"> 1. Traffic and Transport consultation: Cllr M Blomeley has designs for 2 or 3 display boards. 2. Improvements to the Conservation Area: Cllr J Clowes has designs for three display boards. 3. Other work of the Parish Council, including awareness of the upcoming elections in 2019: 2 further display boards will be available. <p>RESOLVED (A18/19/12) to accept the report.</p>
19. Cllr Armitt	Cllr Armitt left the meeting at 9.05 p.m.
20. Village Tree Survey	A local volunteer has completed the survey with a follow up meeting to be arranged by Cllr Blomeley.
21. Reports from Outside Bodies	<p>The committee heard the following reports from the representatives of:</p> <ul style="list-style-type: none"> • Connected Communities: Cllr Cotton attended the recent meeting on 7 June 2018. It is not clear what the aims of the group are and Cllr Cotton was unsure what the group will achieve. Cllr Cotton, with Cllr Ranger and the Clerk, will draft a letter to query the purpose and direction of the Connected Communities in Holmes Chapel. • Sandbach Alms-houses: No further news • Holmes Chapel Partnership: The Partnership have completed the new Welcome Pack, which is now available for residents. A new volunteer has been found to organise the Christmas sleigh route as a result of the local Round Table group closing. Maintenance and storage of the sleigh have also been organised. • Education Services: A meeting with Governors at the Comprehensive school is arranged for 15 June 2018, to progress the formation of a Youth Council. A report relating to school place numbers from the SPTG is being compiled and data is awaited from Comprehensive school. • Health and Social Services: the s106 funds (£100,000) are being held by the practice at present. There are plans to extend the pharmacy, as well

	<p>as converting the open space at the front of the building to office space. The surgery may also expand onto the grassy area at the rear to increase consulting space. The Health Centre manager will be invited to the next meeting of the Committee in July, to give an update.</p> <p>RESOLVED (A18/19/13) to accept the report.</p>
22. Public Speaking	None
23. Chairman and Clerks reports	None
24. Future Agenda Items	1. Dane Meadow – footpath renovation where flooding occurs.
The meeting closed at 9.27p.m.	

These minutes will be submitted for approval at the next Committee meeting scheduled for 12 July 2018

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

.....Date.....

Appendix 1

Mr Nick Hulland
Cheshire East Planning Department
Development Management
PO Box 606
Municipal Buildings
Crewe
Cheshire
CW1 9HP

15th June 2018

Dear Mr Hulland,

18/0925C and 17/4804C - Demolition of existing dwelling and the erection of new dwellings and ancillary infrastructure

We write about the above planning applications and the decision just made on application 18/0925C on 1 June 2018 to approve subject to conditions. The previous application, 17/4804C was refused.

We believe this approval decision is perverse and in direct contravention of both the Cheshire East Local Plan and the Holmes Chapel Neighbourhood Plan.

We have stated that we are not in opposition to the development of this site, but the requirements of Holmes Chapel are clearly stated in the Neighbourhood Plan. Holmes Chapel Parish, designated and approved by CEC as the Neighbourhood Plan Area, already has a far higher average of 4-bed homes than in either Cheshire East or nationally.

The stated reasons for refusal of 17/4804C were:

“As the NPPF reminds us (paragraph 11), planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise: Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The proposals create issues with regards to housing mix and design. The appeal proposals would therefore not be in accordance with the following policies of the adopted Cheshire East Council development plan: Policies SE1 (Design), SE2 (Efficient Use of Land), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles) and SC4 (Residential Mix) of the Cheshire East Local Plan Strategy (CELPS), the Cheshire East Design Guide SPD and policies HO1 (Housing Type and Mix) and CE5 (Housing Type and Mix) of the Holmes Chapel Neighbourhood Plan.

The breach of the policies relating to the above means for that the purposes of section 38(6) of the 2004 Act, the proposals are in conflict with the development plan unless material considerations indicate otherwise. In this case the material considerations are the provision of housing and the minor economic benefits of the proposal. It is not considered that the material considerations outweigh the conflict with the development plan in this instance.”

The stated reasons for approval of 18/0925C were:

“The application proposes 6 detached dwellings within the Holmes Chapel Settlement Zone Line, in a sustainable location. The principle of such a proposal is deemed appropriate in principle.

Although there were originally concerns about the overdevelopment of the plot, it is considered that these issues have been overcome with a reduction in the volume of some of

the units and a reduction in height of the dwelling proposed on plot 6. Furthermore, the removal of 2 trees within the rear gardens of plots 2 and 3, although regrettable, are not worth of TPO protection and would now allow greater space within the site, reducing its previously cramped feel. As such, the design of the proposed development is deemed acceptable.

The scheme would not create any significant issues with regards to; amenity, highway safety, landscape, trees, ecology, flooding and drainage or Jodrell Bank, subject to conditions were deemed necessary."

There appear to be many discrepancies, differences and omissions between the officer's reports that led to the decision. One example is the statement that there is "*a reduction in the volume of some of the units*". The reduction was from 7 x large 4-bed homes to 6 x large 4-bed homes!

There also seems to be very little recognition or reference to the reasons for the refusal in the officer's report for approval to the issues regarding the non-compliance with the CE Local Plan and Neighbourhood Plan policies.

We request an urgent early meeting with the Council where we hope you can explain why the decision to not comply with both the Cheshire East Local Plan and the Holmes Chapel Neighbourhood Plan can be provided. The Parish Council are considering their position for challenging this decision through all possible options.

We would also like to discuss in detail the flaws in the planning process where revised plans and other discussions took place and seemed to be agreed, without the Consultees and Neighbours being given the opportunity to comment on these before a decision is made.

Yours sincerely

Sue Davies – Clerk to the Council
Councillor Brian Bath – Chairman to the Council

Copied to:

Rachel Bailey – Leader CEC

Ainsley Arnold – CEC Portfolio holder for Housing, Planning and Regeneration

Adrian Fisher – CEC Head of Planning

Sean Hannaby – CEC Director of Planning & Sustainable Development

Tom Evans – CEC Neighbourhood Plan Team

Fiona Bruce – MP

Les Gilbert – Dane Valley Ward CE Councillor

Andrew Kolker - Dane Valley Ward CE Councillor