



**AMENITIES COMMITTEE**  
**Minutes of meeting on 15 June 2017**  
**at The Academy Suite, Holmes Chapel Community Centre, CW4 8AA**



**Part I – Public and Press present**

<b>1. Attendance</b>	Cllr A Armit Cllr J Clowes Cllr M Blomeley Cllr S Ranger Cllr M Street	Mrs N Clarke – Clerk to the Council		
<b>2. Election of Chairman</b>	Cllr Blomeley proposed Cllr Clowes, which was seconded by Cllr Ranger. The Committee, unanimously in favour, <b>RESOLVED (a17/18/01)</b> to elect Cllr Clowes as Committee Chairman for the year 2017/18. Cllr Clowes took the Chair.			
<b>3. Apologies</b>	<b>RESOLVED (a17/18/02)</b> to accept apologies from Cllr B Bath (holiday) and to note the non attendance of Cllr D Savage.			
<b>4. Declarations of Interest</b>	None			
<b>5. Public Speaking</b>	None			
<b>6. Committee Responsibilities</b>	<b>RESOLVED (a17/18/03)</b> to note the responsibilities of the new Committee as set out in Appendix 1.			
<b>7. Planning Applications</b>	<p>The Committee considered the application listed below and <b>RESOLVED (a17/18/04)</b> to comment as follows:</p> <table border="1" data-bbox="421 1249 1465 1417"> <tr> <td data-bbox="421 1249 724 1417"> <b>17/2673C</b>            Crossmere Farm            Brereton            CW12 4SU         </td> <td data-bbox="724 1249 1465 1417">           Conversion of existing buildings to 5 residential dwellings.   <b>OBJECTION</b> – submission as per appendix 2         </td> </tr> </table>		<b>17/2673C</b> Crossmere Farm Brereton CW12 4SU	Conversion of existing buildings to 5 residential dwellings.  <b>OBJECTION</b> – submission as per appendix 2
<b>17/2673C</b> Crossmere Farm Brereton CW12 4SU	Conversion of existing buildings to 5 residential dwellings.  <b>OBJECTION</b> – submission as per appendix 2			
<b>8. Defibrillator</b>	<p>The Committee heard confirmation that the grant from the big lottery has been successful, with funds totalling £1,618 due to be received. Holmes Chapel Partnership are contributing £442 to assist with the installation.</p> <p>The Committee <b>RESOLVED (a17/18/05)</b> to recommend a contribution of £275 to cover the balance of the installation.</p>			
<b>9. HCCC</b>	<p>The Committee heard the following update on the Community Centre:</p> <ul style="list-style-type: none"> <li>• Further work needs to take place on landscaping and information will be brought back to a future meeting.</li> <li>• The new boiler has been installed by HMM, and commissioned satisfactorily.</li> <li>• The outside toilet has been completed, funded by grants from the RFU.</li> <li>• The Clerk and Cllr Bath met Carillion Kier and Tarmac to discuss potential donated car park works. Additional work is required on a broken drain before Tarmac are able to</li> </ul>			

	<p>complete the work.</p> <ul style="list-style-type: none"> <li>• JLMC – the following agenda items to be submitted for the 12 July 2017 meeting; <ul style="list-style-type: none"> <li>○ Community/social use (Cllr S Ranger to lead)</li> <li>○ Sensory Garden/planters – Cllr Blomeley to discuss with the HCP</li> </ul> </li> <li>• The Committee discussed and approved the actions of the swimming pool paper, with some amendments. See Appendix 3</li> </ul> <p><b>RESOLVED (a17/18/06)</b></p> <ol style="list-style-type: none"> <li>I. To accept the report</li> <li>II. That the Clerk can engage contractors to work on the drains.</li> </ol>
<b>10. Dane Meadow</b>	<p>The Committee heard that a work session had taken place on the 13<sup>th</sup> June 2017, with the Friends of the Dane Meadow. Drainage issues are still causing problems.</p> <p><b>RESOLVED (a17/18/07)</b> to accept the report.</p>
<b>11. Benches</b>	<p>The Committee heard of a further application to install memorial benches on the grassy area on Middlewich Road near Bessancourt. There has also been a request for a bus stop bench on Chester Road and a relocation of the bench at Parkway.</p> <p><b>RESOLVED (a17/18/08)</b> to</p> <ol style="list-style-type: none"> <li>I. Note the installation of two new benches at the entrance to the precinct.</li> <li>II. Approve the installation of two further benches on Middlewich Road.</li> <li>III. Meet Mrs Williams regarding the relocation of the bench at Parkway.</li> <li>IV. To discuss Chester Road benches at a future meeting.</li> </ol>
<b>12. Sensory Garden</b>	<p>Cllr Clowes explained to the Committee the initial plans for a sensory garden in the area behind the memorial benches at the entrance to the precinct, which has been designed in conjunction with the HC Partnership.</p> <p><b>RESOLVED (a17/18/09)</b> to take the plan to the meeting with the HC Partnership on 28 June 2017, to determine next steps.</p>
<b>13. Conservation Area</b>	<p>Further to a meeting with Katherine Bailey, Heritage Officer, CEC, the Conservation Area was discussed.</p> <p><b>RESOLVED (a17/18/10)</b></p> <ol style="list-style-type: none"> <li>I. To accept the report.</li> <li>II. To create a working group to produce a report to raise public awareness of the Conservation Area in Holmes Chapel. Cllr Clowes and Cllr Ranger will be part of the group.</li> </ol>
<b>14. Police</b>	<p>The Committee heard a verbal summary from the Clerk of the meeting with the Police and Crime Commissioner on 13 June 2017, attended by Cllr Cotton. This item be added to the agenda for the next meeting of the Office and</p>

	Infrastructure Committee meeting on July 6 2017.
<b>15. Reports from Outside Bodies</b>	Sandbach Almshouses – nothing to report Rail Report – no further news.
<b>16. Public Speaking</b>	None
<b>17. Future Agenda Items</b>	1. Project List – See Appendix 4 2. Sensory Garden 3. Conservation Area 4. Bus Stop Chester Road.
<b>18. Chairman and Clerks reports</b>	The Clerk informed the Committee that nets will be installed to the goal posts at Elm Drive Play Area, with the permission of ANSA.
<b>The meeting closed at 8.35p.m.</b>	

These minutes will be submitted for approval at the next Council meeting scheduled for 13<sup>th</sup> July 2017. Until then they are draft minutes.

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

.....Date.....

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
- Defibrillators
- Telephone Boxes

Appendix 2

<p><b>17/2673C</b> Crossmere Farm, Davenport Lane, Brereton Heath CW12 4SU</p>	<p>Conversion of existing buildings to 5 new residential dwellings</p> <p><b>OBJECTION:</b></p> <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>
--	---

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.

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

#### **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, with the impact of the other services and activities on the site understood, 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. All parties need to understand how the development will be funded and understand the sustainability of the project.
4. 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

Appendix 4

Amenities Committee Future Projects

updated 16<sup>th</sup> June 2017

Project	Details	Approximate Cost £	Planning Period	Comments
Picton Square	Create a town park with paths, seating and improved planting. Aim is to provide a quiet area rather than play area	£5000 2020/21	2018/19	Concern about excessive enhancement and seating creating problems for local residents. Develop a suitable scheme and gather views on enhancement of the area. Reduce expected spend to £5000 in 2020/21 Put on hold at present for planning in 2018/19.
Brookfield Drive/Chester Road	Current grassed area has little amenity value. Cut back and remove trees and add seating area	£3000 -5000 2021/22	2020/21	Potential but put on hold until bus stop seating on Chester Road is in place. Discuss a tidy up of overgrown areas with ANSA . Major spend delay until 2021/2
Strathmore/Gleneagles Grassed Area	This large grassed area should originally have been a play area. Provide some play equipment for part of the area but leave some as grassed open space.	£10000 2019/20	2018/19	Consider enhancements required and survey views from residents. Consider developing a plan in 2017-18 with planned expenditure 2019/20. Reduce initial scope to budget of £10000.
Elm Drive - land adjacent to the Play Area	Provide additional paths and seating along the terrace of the River Dane.	£10000 – 20000 Benches 2017/18 Paths 2021/22	2018/19	Agreed benches should be added and can be paid for via memorials. Consider further enhancement to paths and access down to the River Dane. Develop plan in 2018/19
Middlewich Road near Bessancourt	This area could be a pleasant sitting area. Add two benches and some paving	£1000 Paid for as memorial so no cost expected	2017/18	Offer already made and accepted in principle paid for through memorial benches. Drawing prepared and agreed with provider.

Northway Grassed Area	This area could be enhanced with a couple of additional benches and a few trees	Nil		No action in plan period
Bus Stops on Chester Road	Provide a seat at either side of the road and some paving on the east side to link with the road for those alighting from the bus.	£1000 2018/19	2017/18	1 seat being installed in 2017-18 on the west side of the road. Review later in the year but remaining bench and paving would be achieved for £1000. Drawing required
Church Walk Improvements	Repave, improve lighting, replace planters and add street furniture	£25000 2019/20	2018/19	Generally favoured but will be a costly project and require major cooperation from various property owners. Review with CEC Conservation Officer 2017/18 and as part of Conservation Area project below.
Conservation Area	Enhancements with interpretation boards and signage. Possible contribution to shop keepers for more suitable signage.	£5000 2018/19	2017/18	Some funds available from Co-op grant. Await final figure and get help with creation of interpretation boards. Funds should be available 2017/18 or 2018/19. Working Group to be set up.
Sensory Garden	Improvements to green space between Fire Station and Precinct to create Sensory Garden	£3000	2017/18	Joint project with Partnership as part of Dementia Friendly Village project. No funding currently allocated.
Croco Brook Path	Completion of resurfacing of the path (Glencoe to Arran stretch)	£12426 (quote in 2017 will need revision) 2019/20	Planning complete	Capital funds have been allocated for 2019/20