



**MINUTES OF THE AMENITIES COMMITTEE**  
**Thursday 20<sup>th</sup> October 2016 at 7.00 p.m.**  
**at The Academy Suite, Holmes Chapel Community Centre, CW4 8AA**



**Part I – Public and Press present**

<b>1. Attendance</b>	Cllr J Clowes Cllr A Armitt Cllr B Bath Cllr M Blomeley Cllr D Savage Cllr M Street	Mrs N Clarke – Clerk to the Council Mrs Hazel Sutcliffe – Dane Meadow Mr. Stewart Hamilton Mrs Leah Hamilton Mr. Gordon Tuff Mrs Judy Tuff						
<b>2. Apologies</b>	<b>RESOLVED (a16/17/20)</b> to receive apologies from Cllr P Cotton. (unwell)							
<b>3. Declarations of Interest</b>	None							
<b>4. Public Speaking</b>	Mr Stewart Hamilton spoke about planning application 16/3208C and outlined his objections.							
<b>5. Minutes</b>	<b>RESOLVED (a16/17/21)</b> to approve the minutes of the Committee Meeting held on 15 September 2016.							
<b>6. Matters Arising</b>	<ul style="list-style-type: none"> <li>• Sign by Archimedes Screw: the sign has been ordered and is due to be installed in November 2016.</li> <li>• Remembrance garden – Cllr Clowes confirmed the garden will be sited outside the Health Centre, London Road.</li> </ul>							
<b>7. Planning Applications</b>	<p>The Committee considered the applications listed below and <b>RESOLVED (a16/17/22)</b> to comment as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="491 1232 794 1361"> <b>16/4720C</b>            24 Chester Road            CW4 7DP         </td> <td data-bbox="801 1232 1540 1361">           Two storey rear extension to accommodate a lift shaft and wet room.   <b>NO OBJECTION</b> </td> </tr> <tr> <td data-bbox="491 1370 794 1563"> <b>16/4705C</b>            25 Chester Road            CW4 7DJ         </td> <td data-bbox="801 1370 1540 1563">           Demolition of part of the dwelling to the front and rear; single storey extension to the front including a change in the roof, and other associated alterations to dwelling and site.   <b>NO OBJECTION</b> </td> </tr> <tr> <td data-bbox="491 1572 794 1765"> <b>16/3208C</b>            45 Middlewich Road            CW4 7EH         </td> <td data-bbox="801 1572 1540 1765">           Construction of two new dwellings to the rear of 45 Middlewich Road. Amended plans.   <b>OBJECTION</b>            See wording at Appendix 1         </td> </tr> </table>		<b>16/4720C</b> 24 Chester Road CW4 7DP	Two storey rear extension to accommodate a lift shaft and wet room.  <b>NO OBJECTION</b>	<b>16/4705C</b> 25 Chester Road CW4 7DJ	Demolition of part of the dwelling to the front and rear; single storey extension to the front including a change in the roof, and other associated alterations to dwelling and site.  <b>NO OBJECTION</b>	<b>16/3208C</b> 45 Middlewich Road CW4 7EH	Construction of two new dwellings to the rear of 45 Middlewich Road. Amended plans.  <b>OBJECTION</b> See wording at Appendix 1
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<b>8. Friends of the Dane Meadow</b>	<p>The Committee <b>RESOLVED (a16/17/23)</b> to suspend standing orders to receive a verbal report from Mrs Hazel Sutcliffe on the “Friends of the Dane Meadow” group.</p> <ul style="list-style-type: none"> <li>• Mrs Sutcliffe reported on the lack of meetings in 2016 of the FODM.</li> <li>• Two working parties have taken place over the summer to work on the bird hide area.</li> <li>• The Beaver Scouts have worked in the meadow in the past few weeks.</li> <li>• A directional sign from the A50 would be worthwhile.</li> </ul>							

	<p><b>RESOLVED (a16/17/24)</b> that Cllr Savage and Mrs H Sutcliffe will arrange a meeting of the FODM in early January 2017, which will report back to the Amenities Committee on 26 January 2017.</p>
<p><b>9. Dane Meadow</b></p>	<p>The Committee heard a report from Cllr Savage on the meeting with the Police, School and Culprits on 13 October 2016, after the spate of vandalism at the Meadow. The Committee were satisfied with the outcome of the meeting.</p> <p>Cllr Clowes reported:</p> <ul style="list-style-type: none"> <li>• An expression of concern on the lack of maintenance scheduled by ANSA for CEC.</li> <li>• Cllr Clowes reported that the retention has still not been paid as the outstanding work has not been completed. CEC are monitoring this.</li> </ul> <p>The Committee <b>RESOLVED (a16/17/25)</b> to receive the report, and the Clerk to obtain quotes for repair work in the Meadow, to rectify the vandalism.</p>
<p><b>10. Pathway Along Croco Brook</b></p>	<p>Cllr Blomeley updated the Committee with progress on the proposed improvements to the Croco Path:</p> <ul style="list-style-type: none"> <li>• Funding is available to repair the erosion on the path by the river.</li> <li>• Funding may be available for around 50metres of Public Right of Way repairs.</li> <li>• A meeting is arranged with ANSA w/c 24 October 2016, to finalise the detail of work on the path, which will take place before March 2016.</li> </ul> <p><b>RESOLVED (a16/17/26)</b> to receive the report.</p>
<p><b>11. Police</b></p>	<p>The Committee considered the recent communications with the Police and noted that no new or further information has been received.</p>
<p><b>12. Skate Park</b></p>	<p>Cllr Street gave a report on progress with the Skate Park, and confirmed that the grant funding of £23,862 has been received from Veolia.</p> <p>The Committee <b>RESOLVED (a16/17/27)</b> to receive the report.</p>
<p><b>13. External Bodies Report</b></p>	<p>The Committee heard the following reports from the representatives of :</p> <ul style="list-style-type: none"> <li>• Sandbach Almshouses: Cllr Cotton sent a written report, detailing that all of the properties are now full and investments are doing well. All of the external decorating is complete and work by tree surgeons almost complete. The central heating will be checked over and replaced as necessary. Cllr Cotton's term as a trustee has come to an end, but she is happy to continue with this for another term.</li> <li>• Public Transport: Cllr Street reported that the renewal of the Station booking office will start in early 2017.</li> <li>• Health Centre: Cllr Cotton recently attended a meeting of the Patient Panel.</li> <li>• Leisure Centre: Cllr Savage attended the recent JMLC meeting on 22 September 2016, with the Clerk. Notes of the meeting have been circulated, and it was agreed that future meetings will take place on an annual basis.</li> <li>• Holmes Chapel Partnership: Cllr Blomeley reported on attendance at the last HCP meeting, including discussing future project work. A list of projects will be taken to the next meeting.</li> <li>• ChALC – Cllr Street reported on the recent area meeting. It was advised there that Holmes Chapel should not pay the bill for the PCSO, as other Parishes in the Ward are not contributing.</li> </ul>

<b>14. Future Agenda Items</b>	1. Budgets 2. Wish List of projects
<b>15. Chairman and Clerks reports</b>	The Clerk reported: <ul style="list-style-type: none"> <li>• New dates for forthcoming night closures on M6 have been publicised.</li> <li>• Reminded members of the CE Highways meeting on 24 October 2016, at the HC Community Centre.</li> <li>• Sibelco: the planning application for sand extraction could be on hold due to a dispute over land ownership.</li> </ul>
<b>16. Public Speaking</b>	None
<b>The meeting closed at 8.55p.m.</b>	

These minutes will be submitted for approval at the next meeting scheduled for 24 November 2016. Until then they are draft minutes.

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

.....Date.....

Appendix 1

Planning Application 16/3208C  
45 Middlewich Road, Holmes Chapel

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

1. Access to and exit from the site is via a narrow driveway to Middlewich Road. The busy road curves at this point and gives poor visibility in both directions. Evidence has been collected which shows traffic speeds are relatively high along this stretch and this is supported by our own data from speed indicator devices. We support the view from CEC Highways that visibility is inadequate and potentially dangerous.
2. The proposal is in contravention of a number of policies in the emerging Holmes Chapel Neighbourhood Plan which started regulation 17 (Independent Examination) on 10 October 2016.
  - A) HO1 – Policy A, there is no justification that additional houses beyond the number already approved are required. Policy B, there is a supported need for smaller starter units and 2/3 bed properties in the village. The village already has much more 4 bed detached homes than CE and national averages. This proposed development of more 3/4-bed homes is not supported. Paras 47 and 50 of the NPPF also apply. Policy D – the requirement for homes suitable for individual living by older people is not satisfied.
  - B) HO3 – As well as the NPPF para 7 requirement, which is not satisfied by this application, the application does not meet the needs of para 17.
  - C) HO4 – Although this policy refers to proposals for development greater than 10 dwellings, we feel the principles should still apply and in particular policy HO4C which is about housing density in relation to all adjoining existing properties.
  - D) CE5 – This is a historic area of the village with a range of low density Victorian houses with large gardens either side of this property. The proposed new houses would change the character of the area and would not be in keeping with the surroundings. The proposed designs are not shown in detail and do not indicate materials to be used. The omission of chimneys is also out of character.

3. Bearing in mind the historical character of this part of Middlewich Road any infill of property would be inappropriate. These houses have been squeezed into a space which cannot adequately accommodate parking or turning without sacrificing a reasonable balance between house, gardens and surroundings. Para 53 of the NPPF refers to the need for the Local Plan to consider setting out the policies to resist inappropriate development of residential gardens and we consider that this applicable in this case.
4. The Arboricultural Implications Report has assessed the trees on the site but we take issue with the judgement on an oak tree reference T5. The arborist has classified it as C2 – a tree of low quality and value. Yet it is a 14m high semi mature oak with an estimated remaining contribution of 60-80 years. This is just the type of tree which should be protected to ensure a mature canopy is retained across Holmes Chapel (see policy CE4C of Neighbourhood Plan). We would recommend that this should be assessed with regard to extra protection in the long term by use of a TPO.
5. There has been no consultation as recommended by para 66 of the NPPF.