



**HOLMES CHAPEL PARISH COUNCIL
MINUTES OF AN EXTRAORDINARY MEETING
on Wednesday 14 November 2018**



at 1 Church Walk, Holmes Chapel, CW4 7AZ

Part I – Public and Press present

1. Attendance	Cllr B Bath Cllr A Armit Cllr M Blomeley Cllr J Clowes Cllr P Cotton Cllr S Hamilton Cllr R Parry Cllr M Ranger Cllr S Ranger Cllr D Savage Cllr M Street	
2. Clerk role at this meeting	The Council RESOLVED (C18/19/113) to nominate Cllr P Cotton to take the minutes of this meeting for the Council.	
3. Apologies	RESOLVED (C18/19/114) to accept apologies from Cllr K O'Regan	
4. Declaration of interests	None	
Part II	RESOLVED (C18/19/115) to move to Part II That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted	
5. Staff Matters	The Council were updated on matters relating to the resignation of the Clerk, Sue Davies.	
The meeting closed at 8.55p.m.		

These minutes will be submitted for approval at the next meeting of the Council scheduled for 13 December 2018. Until then they are draft minutes.

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

.....Date.....

HOLMES CHAPEL PARISH COUNCIL
MINUTES OF MEETING on Thursday 8 November 2018

at the Academy Suite, Holmes Chapel Community Centre, CW4 7AZ

Part I – Public and Press present

1. Attendance	<p>Cllr B Bath Cllr A Armitt Cllr M Blomeley Cllr P Cotton Cllr J Clowes Cllr K O'Regan Cllr R Parry Cllr M Ranger Cllr S Ranger Cllr M Street Ward member Cllr L Gilbert</p>	<p>Mrs S Davies – Clerk Mrs S Mckay - Admin</p> <p>Sandbach Chronicle Reporter</p> <p>4 members of the public</p>
2. Apologies	<p>RESOLVED (C18/19/96) to accept apologies from Cllr Savage (recuperation) and to note the non attendance of Cllr Hamilton.</p>	
3. Declaration of interests	<p>None</p>	
4. Public Speaking	<p>Comments from members of public as follows:</p> <ol style="list-style-type: none"> 1. The sheer volume and speed of traffic passing along Middlewich Road during the night, mainly HGVs, are causing distress and disturbance to residents, with noise and vibration in the homes. 2. Bank Farm Development: despite many breaches on the planning permission, no enforcement or penalty has been given from the Planning authority. The point relating to the developer tapping into existing sewerage and drainage schemes, without making this clear in the application, was brought to the attention of the Council. 3. The issue with HGVs causing disturbance through the night was re-iterated. 4. The issues with the Bank Farm development, including the breach in the laurel hedge and the damage to the streetlights in the area, were re-iterated. 5. Attention was drawn to the large portable units installed on the Bank Farm building site, which are larger than should be allowed for such a development. 	
5. Council Minutes	<p>RESOLVED (C18/19/97) to approve the minutes of the Council meeting held on 27 September 2018 (Parts I and II) and the extraordinary meeting held on 18 October 2018.</p>	
6. Committee Minutes	<p>RESOLVED (C18/19/98) to note the minutes, actions and recommendations of</p> <ol style="list-style-type: none"> 1. Village Infrastructure Committee held on 11 October 2018 2. Amenities Committee held on 18 October 2018 3. Strategy and Finance Committee held on 25 October 2018 	
7. Matters Arising	<p>It was noted that the Cheshire East Council (CEC) Community Governance review committee had met today, with latest news available on the CEC website.</p>	

<p>8. Planning Issues</p>	<p>1. 18/4921C Land off London Road: Erection of 168 dwellings (including 5 self-build homes) together with open space, landscaping and associated infrastructure. The Council considered the draft response recommended by Strategy and Finance Committee and RESOLVED (C18/19/99) to submit the supplied OBJECTION response, with the addition of point e) to relate to the housing monitoring update which supports the objection.</p> <p>2. 18/5228C Land off Bramhall Drive, Holmes Chapel, CW4 7HB Construction of Apartments. The Council considered the draft response recommended by Strategy and Finance Committee and RESOLVED (C18/19/100) to submit the supplied OBJECTION response, with the addition of the comments that the proposed structure is inappropriate for the position, as is the “garage door” access to the property. It was agreed that should the application be approved, some conditions should be requested. See updated response at Appendix 1. Cllr M Ranger asked for her abstention to be noted.</p> <p>3. 18/5210D and 18/5092D and 18/5275D Bank Farm - Discharge of conditions RESOLVED (C18/19/101) to make the following comments:</p> <ul style="list-style-type: none"> • To ensure drainage issues around the Bank farm are addressed, with reference to the fact that the drainage system on the Seddon estate is already overloaded. • To request of CEC that the Parish Council are notified of such discharge of conditions. <p>4. 18/5051C Land to the rear of Cotton Farm – Certificate of lawful existing use as a motorcycle practice track. RESOLVED (C18/19/102) to make the following submission: NO OBJECTION with the following comments:</p> <ul style="list-style-type: none"> • Conditions on the certification must exist around noise mitigation and hours of operation. • Clarification on the level of usage must be sought, in line with the original specified usage. <p>5. Meeting with Russell Adams re Land East of Manor Lane – The Council were updated on the meeting held on 17 October 2018, regarding the submission made by the developer for the SADPD and possible future plans for this land.</p> <p>6. Outstanding Applications – The Council received an update on Planning Applications which have passed through the Council in the current Civic Year, noting those that have been determined since the last Council Meeting. RESOLVED (C18/19/103) to accept the reports for 5. and 6. above.</p>
<p>9. Recipharm Update</p>	<p>The Council noted the change of ownership of the Sanofi manufacturing site to the south of the Village. It is now owned and managed by Recipharm, and the Council were updated on plans for future development following a meeting on 11 October 2018.</p> <p>RESOLVED (C18/19/104) to accept the report and to diarise for an update in the summer of 2019.</p>

10. New Homes Bonus	The Council received the supplied report and RESOLVED (C18/19/105) to approve the recommendations therein and to delegate the preparation of the bids to the Amenities Committee. Draft proposals will be prepared in time for the Council meeting on 13 December 2018, to allow timely submission of both proposals to CEC before the stated deadline.
11. Cheshire East pre-budget Consultation	The Council considered the consultation and RESOLVED (C18/19/106) to make no comment on the budget document.
12. Highways Issues	<p>The Council noted the letter of complaint to be sent to CEC, which has been borne out of frustration at the relationship and level of engagement with CEC Highways. It was highlighted that parish councils comments should be viewed as a valuable resource, not just on the same level as individual residents complaints. Ward Cllr Gilbert sought to temper the letter by pointing out that CEC Highways have put a contact structure in place, with regular meeting requests accepted.</p> <p>The Council RESOLVED (C18/19/107)</p> <ol style="list-style-type: none"> I. For the Clerk, Ward Cllr Gilbert and Cllr Blomeley to do further work on the letter, which will then be submitted to the leader of CEC by the Clerk once the agreed changes have been made. II. A list of key issues will be appended to the letter.
13. Cllr O'Regan	Cllr K O'Regan and one member of the public left the meeting at 8.15pm
14. Ward Members Report	<p>RESOLVED (C18/19/108) to suspend standing orders to receive a report from Ward Cllr Gilbert. He reported:</p> <ul style="list-style-type: none"> • The local authority is working hard to seek to minimise any raise in taxes, but it seems that a 2.99% increase is expected in order to balance the budget for 2019/20. • Flooding in precinct: The flood risk team are now involved and are taking an active interest, with a meeting having been held with the precinct management and united utilities on 6 November 2018. Jetting has also been organised by the local highways officer. If there are further incidents of flooding, then it has been requested that photographs be sent to Paul Reeves, flood risk manager, CEC • CEC are pressing on with the Community Governance review, with the terms of reference having been agreed at a meeting earlier that day. <p>The Council thanked Ward Cllr Gilbert for this update.</p>
15. Open Office	<p>The format of the "Open Office" on Sunday 3 December was debated by the Council, who RESOLVED (C18/19/109) to have the following displays in the office during the Christmas market:</p> <ol style="list-style-type: none"> I. Display of the proposed Conservation Area Information panels II. Results of traffic & transport Survey III. Information relating to upcoming elections in May 2019.
16. Finance	<p>The Council RESOLVED (C18/19/110)</p> <ol style="list-style-type: none"> I. Bank Reconciliation – to note the balance on 2 November 2018 is £175,144 II. To approve the following accounts for payment as detailed in the schedule attached at Appendix 2.

17. Chairman and Clerks Reports	<p>The Clerk reported</p> <ul style="list-style-type: none"> To remind members of the Police meeting on Monday 12 November 2018, 7.30pm at the Community Centre. <p>The Chairman reported</p> <ul style="list-style-type: none"> The thermographic report has been received for the Community Centre. This will be examined further at the Amenities committee. Some residents have been in touch expressing interest in becoming a Councillor – the chairman to make contact and inform them of the upcoming elections. The latest management report from Everbody Sport & Recreation has highlighted a few minor areas where issues with asbestos at the Community centre need to be addressed.
18. Future agenda items	Parish awareness of the environment 2019 elections
19. Public Speaking	<ol style="list-style-type: none"> The Council were asked to clarify the geographical scope of the letter of complaint to CE Highways, and to note the lack of engagement from Fiona Bruce, MP, in Highways issues on Middlewich Road. It was confirmed that the letter relates to the whole of Holmes Chapel. Problems relating to the volume and speed of heavy vehicles travelling through the village at night were re iterated. <p>The SID data at this point on Middlewich Road will be examined.</p>
Part II	<p>RESOLVED (C18/19/111) to move to Part II</p> <p>That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted</p>
20. Staff Matters	The Council were updated on matters relating to the resignation of the Clerk, Sue Davies.
The meeting closed at 9.12p.m.	

These minutes will be submitted for approval at the next meeting of the Council scheduled for 13 December 2018. Until then they are draft minutes.

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

.....Date.....

Appendix 1

Planning Application Ref:	18/5228C
Address:	Land off, Bramhall Drive, HOLMES CHAPEL, CW4 7HB
Proposal:	Construction of 5 apartments
Last Date for comments:	29 November 2018
Decision Target Date:	12 December 2019
Committee Date:	<i>N/A to be determined under delegated authority (Cllr Les Gilbert has been requested to call it in)</i>

Recommendation:

That Holmes Chapel Parish Council objects to this application for the following reasons:

SUMMARY - Reasons for objection

This application is in contravention of several policies identified in the Holmes Chapel Neighbourhood Plan and the Cheshire East Local Plan and these are identified in detail below. Briefly we object because:

- a) Holmes Chapel has taken more than its fair share of housing within the plan period and this has been recognised in the SADPD. Furthermore, the type of dwelling proposed in the application for small units is fully satisfied in the 870 dwellings already planned or under construction.
- b) The three-storey building is not in keeping with the surrounding properties and fails to satisfy a number of policies with regard to design.
- c) This area provides access to the Dane Meadow and is crossed by a footpath which is the route of the Dane Valley Way. Although relatively small the site contains a group of mature and attractive trees which provide a transition between Cotton Wood and the relatively urban scene of Bramhall Drive estate.
- d) It appears very little thought has been given to the planned footpath which would be squeezed between the side of the new development and an existing hedge. The plan does not define the width of the path which appears to be very narrow and could be intimidating for some users compared with the existing open approach. The current information is unacceptable for any decision to be made and the proposal should be rejected on this basis.
- e) Analysis of available green space in Holmes Chapel was carried out as part of the background work for the Neighbourhood Plan. It was demonstrated that in many categories available green space was well below the CEC recommended levels. For example, available 'amenity green space' amounted to only 19% of the CEC recommended levels and 'provision for children and teenagers' was only 6%. Originally this site was part of a location identified for a play area but it was never completed by the developer and thus this part of the village does not cater well for small children. Thus, this open green space, although small, would nevertheless be a significant loss.
- f) It should also be noted the large number of residents of Holmes Chapel that have separately and formally objected to this application through the CEC planning website.

More details on the objection and references to the appropriate policies are given below:

1. Holmes Chapel Neighbourhood Plan

Policy HO1 Housing Type and Mix – Policy A – *“Further small-scale housing development beyond the existing approvals of 613 homes will be supported to meet the needs and priorities established in this plan, and to meet any*

target number of homes for Holmes Chapel as a Local Service Centre established through the Stage 2 CEC Local Plan.”

This application does not satisfy this NP policy. There is no clear justification in the application of changing demographics, employment needs or a higher target of houses for Holmes Chapel.

The number of dwellings already established beyond the present numbers of dwellings completed and committed for Holmes Chapel is now 870. This includes 249 affordable dwellings, the majority of which are 1/2 bedroom.

The draft CEC SADPD shows that Holmes Chapel is not expected to provide any more dwellings over the 870 completions and commitments for this Local Service Centre.

It should be noted that Holmes Chapel is already providing 24.8% of the total of 3,500 dwellings (defined in the agreed CEC Local Plan) expected in all 13 Local Service Centres.

Policy HO2 Low Energy Design principles for Homes – *“Subject to viability, new homes built to the highest possible sustainability standards in terms of energy and resource efficiency and which accord to other housing policies in the Plan will be supported.”*

This application makes no specification of how it will satisfy this policy.

Policy HO3: Sustainable Development of Housing and Infrastructure– Policy A*“All planning applications for new residential developments must satisfy the sustainability requirement in relation to the whole Plan area and the impact the development will have on the whole community.”*

The site proposed is not owned by the applicant and has been used for over 40 years as a footpath and open area to Cotton Wood and the Dane Valley. Although the applicant has stated that the footpath would be maintained, it would be narrower with more restricted access. This particularly applies for the need to use equipment to maintain the pathway and trees in Cotton Wood.

This small piece of land was set-aside by the original developer of the site and in the original applications on the 1970's as an open space area potentially as a 'play area' and has been used as such and providing a footpath access to the Dane Valley Meadow. The applicant has made a provision to propose moving the footpath, but there is no indication of the width. This application would have a detrimental effect on the whole community and the way it directly accesses and uses the Dane Valley Meadows. The proposed access lane to the Dane Valley Meadow will be a narrow, dark and intimidating tunnel.

We request that CEC Footpaths Officer validates the changes the approval of the application will require as this footpath has been used for over the 20years. The following information is supplied to aid this investigation.

In property law, a right of way can be obtained over land if the right of way is used for 20 years or more. Many residents in Holmes Chapel have used the path across the land for all that time. These rights arise through the common law and the Prescription Act 1832. A helpful summary of this can be found on the Land Registry website.

<https://www.landregistry-titledeeds.co.uk/frequently-asked-questions/information/private-rights-of-way.asp>

Policy HO4: Size, Scale and Density of New Developments – Policies

- A. *The target housing supply for the period 2010 to 2030 set by the draft CEC Local Plan for Holmes Chapel as a Local Service Centre;*
- B. *Meeting the established needs and priorities of the Plan area;*
- C. *A density per hectare which is appropriate to the site and its surroundings, and does not exceed the density of adjoining residential development (existing or permitted), unless special circumstances can be demonstrated;*
- D. *Improvements to the village infrastructure and facilities where these are necessary to serve occupants of the new developments and mitigate any harm to existing infrastructure and facilities.*

This application does not meet any of these policies.

A further factor presented in the agreed Neighbourhood Plan under this policy states (P23) *“Holmes Chapel already has very limited open green space within and around all existing developments and falls well short of recommended levels.”* This supported by the NP report *“CE37 Report on Open Spaces, outdoor recreational & environmentally important spaces within the village.”* Building on this open space is in direct contravention of this established and agreed factor.

Policy HO5: Early Consultations – *New housing and commercial developments which meet the policies of this plan and meet the criteria below will be supported - Policy A “Before formal submission of an application, early consultation with Cheshire East Council and Holmes Chapel Parish Council on design, access and all other matters that affect infrastructure”*

As far as we are aware, no consultations were held with Cheshire East Council and no attempt was made to discuss the proposed application with the Parish Council. This policy has not been met.

Policy HO6: Affordable Homes – Policy C – *“Proposals for low cost market housing will be supported for first time buyers, and where there is a requirement established to meet the needs of living accommodation for ‘key workers’ within the Plan area.”*

Within the 870 completions and commitments mentioned above, there are already 249 agreed within the commitments and a further 12 within the completions – a total of 261.

This application has made no attempt to define why further 1 and 2 bed apartments in such a controversial allocation is required.

Policy CW1: Outdoor Play and Recreational Areas – *Objective “To ensure all children and adults have easy and safe access to outdoor play space.” Policy A – “Existing play areas and outdoor recreational spaces must be protected within the context of the NPPF Paragraph 74 and any proposals for their enhancement will be supported.”*

The 2018 update to the NPPF paragraphs 92 (c) and particularly “Open Space and recreation” paragraph 98 applies – *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”* Paragraph 118 (b) states *“recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.”*

2. This application does not meet these planning requirements of the NPPF.

Policy CE3: Open Spaces

Objectives

To ensure sufficient open space is accessible to all village residents to provide for all the criteria defined in the CEC Green Space Strategy. [31]

To restore to a reasonable level the categories of green space in the village.

To ensure future provision not only satisfies the minimum requirements for a specific development but aims to meet the needs of the village as a whole.

Policy A. All developments must comply with the Cheshire East Local Plan policy requirements for the provision of open space. The provision of additional public open spaces to correct the existing shortfall will be strongly supported.

This application removes green space from the village and does not meet the needs of the village. Analysis of available green space in Holmes Chapel was carried out as part of the background work for the Neighbourhood Plan. It was demonstrated that in many categories available green space was well below the CEC recommended levels. For example, available ‘amenity green space’ amounted to only 19% of the CEC recommended levels and ‘provision for children and teenagers’ was only 6%. Originally this was part of a site identified for a play area, but it was never completed by the developer and thus this part of the village does not cater well for small children. This open green space, although small, would nevertheless be a significant loss.

The supporting documentation to the NP policy (page 38) also provides extensive information on why open spaces in Holmes Chapel should be maintained. These include:

CE15 CEC Green Space Strategy [31]

CE34 Improved Access to the Countryside from the Village of Holmes Chapel, HCNP Report, October 2015[60]

CE56 CEC Rights of Way Improvement Plan [29]

CE55 CEC Air Quality Strategy [19]

SG76 National Planning Policy Framework [1]

CE37 Open Space, Outdoor Recreation and Environmentally Important Spaces within the Village of Holmes Chapel, October 2015 [20].

Policy CE4: Trees

Objectives

To ensure the presence of mature trees within new developments to complement older areas in the village.

To protect existing large trees and plant large trees on the open green space of new developments where they can be protected and allowed to grow to maturity.

Policy A - Hedgerows and trees which are identified to make a significant contribution to the amenity, biodiversity and landscape character of the surrounding area must be preserved, and development, which would adversely impact upon them, will not normally be supported unless substantial public benefits can be demonstrated, and their loss adequately mitigated.

Policy C - All new developments should be designed to protect existing mature trees either through the provision of TPOs or a permanent arboriculture management programme for the site.

The application has not included any study on the Trees (or wildlife) in the site area. The Design and Access statement says (3.6.1) *"There are a number of existing trees which are proposed to be removed to allow the apartment block to fit the site appropriately. It is noted that there is a tree preservation order in force immediately to the north of the application site, however the trees which will need to be removed are outside of this tree preservation area."*

This proposed removal of established and mature trees is in contravention of both policies A and C above. There is also no independent assessment of the neighbouring trees in the Dane Valley Meadow which may be affected by this development. This should include an assessment of tree roots.

Policy CE5: Character and Design

Objective

To ensure that new buildings blend with the landscape and the village environment. Many characteristics of construction may influence this, and the intention is to provide buildings of variety and interest while not restricting building to any historical style.

Policies

A. All development should follow the latest planning guidance on design provided by CEC and should follow the guidance set out in Appendix 9.

B. Support will be given to developments where the design of the buildings is sympathetic to the character and local distinctiveness of the surrounding area. Larger developments should vary the appearance of individual houses in terms of position, characteristic features and materials within the palette appropriate to Holmes Chapel.

The density of the proposed number of apartments in the application is also very questionable. The proposed building overdevelops the site, and is wholly inappropriate for this location, as a valuable green space.

The design shows that the second-floor apartments extend into the third-floor roof space. This makes these proposed apartments the highest in the whole of Holmes Chapel and inconsistent with the general design of all new dwellings in the village.

The design also shows that these third-floor apartments would have an external terrace which would infringe on the privacy rights of the neighbouring houses. It is not possible to accurately look at the dimensions of the proposed apartments, but they look very cramped with minimal space for storage and appliances.

Within the design, there is no outdoor open space for the apartments set aside. The design of the whole site appears to extend beyond the line of the footpath entrance to the Dane Valley meadow. This seems to be to allow for a car park space. For this to be provided there would need to be extensive supporting earthworks – in addition, this extends into Cheshire East land where the Dane Valley Meadow starts. Is this a safe design?

The design of the area for car parking seems very minimal and allows for no visitor parking. All visitor parking would by default be on Bramhall Drive. The entrance to the proposed apartments is through the car drive way. It may not be a planning issue but only one entrance/exit maybe contravening building regulations.

There is no mention in the application of the construction of the external wall at the back of the site area adjoining the Dane Valley Meadow. How high is it proposed to be and is it of brick or wood construction? There are many other details related to the construction materials, e.g. bricks, roof tiles, etc., missing from the application.

The design shows a minimal bin storage space and no cycle storage space as required by the Local Plan policies and the CEC Design Guide.

Policy CE7: Water Management on New Developments

Policy - All new residential and commercial developments will integrate within their design and layout, measures to successfully address surface water under storm conditions and will be required to demonstrate they are using the latest guidelines from the designated water supply and wastewater company to protect the environment.

There are no proposals on how surface water would be managed and by building on open green space on the edge of the valley, there may be considerable issues with surface water drainage.

Cheshire East Local Plan (CECLP)

The following policies in the CECLP do not support this application

SD 2 Sustainable Development Principles. In particular:

- ii. Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of:
 - a. Height, scale, form and grouping;
 - b. Choice of materials;
 - c. External design features;
 - d. Massing of development - the balance between built form and green/public spaces;
 - e. Green infrastructure; and
 - f. Relationship to neighbouring properties, street scene and the wider neighbourhood
- iii. Respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features;

SE 1 Design. In particular:

1. Sense of place

- i. Ensuring design solutions achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements;

- ii. Ensuring sensitivity of design in proximity to designated and local heritage assets and their settings;
- iii. Ensuring that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO 1 and Manual for Streets;
- iv. Ensuring that proposals are underpinned by character and design assessment commensurate with the scale and complexity of the development;
- v. Encouraging innovative and creative design solutions that are appropriate to the local context; and
- vi. Ensuring a high-quality public realm that enhances conditions for pedestrians and cyclists and creates opportunities for social interaction.

2. Managing design quality

- i. Ensuring for larger scale and more complex developments that design proposals have positively responded to the Design Review process;
- iii. Ensuring that housing developments achieve Building for Life 12 (or as updated) standard; and
- iv. Encouraging sustainable construction practices including the use of appropriate recycled and sustainable materials of high quality.

Policy SE 3 Biodiversity and Geodiversity – as it relates to the ecological benefits and provisions in the neighbouring Dane Valley Meadow.

Policy SE4 The Landscape – as it relates to the green space and surroundings of the applicants proposed site.

Policy SE5 Trees, Hedgerows and Woodland – as it relates to the neighbouring Dane Valley Meadow and the proposal to remove existing mature trees.

Policy SE6 Green Infrastructure - as it relates to the green space and surroundings of the applicants proposed site.

Policy SE 14 Jodrell Bank – the site is on the upper edge of the Dane Valley and is within the inner zone of the Jodrell Bank Radio Telescope Consultation Zone. The application contains no reference to any mitigation suggestions that may overcome this policy.

Other Matters not part of the Planning Regulations assessment but will impact on any agreement to this application and may incur legal costs on behalf of CEC and residents include:

1. Possible covenants in the titles of neighbouring properties that provide access over this site. Although this is outside planning requirements it does imply that there will be considerable legal opposition to this application. See the online objections.
2. PROW restrictions that will require legal changes.

Should Cheshire East Council be minded to approve this application, despite the strong objections outlined above, Holmes Chapel Parish Council (HCPC) would wish the following conditions to be imposed in any grant of planning permission.

1. Footpath to the Dane Meadow

The relocated path should be a minimum of 1.8m wide, be fully surfaced, be lit to avoid the creation of a dark space and that new signage should be installed to indicate the route of the new path.

2. Trees

A full survey of all trees potentially affected by the proposed development should be carried out. The minimum number of trees should be removed, consistent with allowing the development to be completed. An equivalent number of new trees should be provided at locations to be agreed in Holmes Chapel, to offset those lost to this development.

3. **Ground Works**

HCPC considers that the Dane Meadow should be effectively protected from any incursion by contractors or damage to the trees, vegetation and surrounding ground, as a result of any stabilisation works or contractor's plant access required to facilitate this development.

4. **Access arrangements.**

HCPC has strong reservations about the proposed pedestrian and vehicle access to this site and would request CEC Planning undertake a review of the proposals to ensure adequate means of safe and convenient access exists for residents, service suppliers and emergency services. The access arrangements at this point to the Dane Meadow must be maintained throughout all building works.

5. **Bin Storage**

HCPC requests that adequate facilities are provided for secure storage of and access to refuse bins for both residents and collection purposes.

6. **Cycle Storage**

HCPC requests that suitable, secure and covered provision is made for an appropriate number of cycles to facilitate sustainable travel from the site.

7. **Overlooking**

HCPC is concerned that the design as submitted could permit a breach of privacy for nearby residents and asks that appropriate measures are taken or changes made to the existing plans to prevent this.

DRAFT

Appendix 2

Schedule of Payments: September 21st 2018 – November 2nd 2018 (including VAT)

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
11/09/2018	Lloyds Multipay card	18103	109.92		August purchases
				3.00	Monthly Fee
				35.00	Survey Monkey
				13.92	Postage Stamps
				58.00	Planning App HCCC
25/09/2018	R S Cussons	18095	937.50		Rent Church Walk 2nd Qtr 18/19
25/09/2018	Ladybrook Nursery	18096	1,328.34	ARA SR	Plants for Sensory Garden
25/09/2018	Cheshire Pension Fund	18097	687.90	ARA SR	Pension Contribution Sept 2018
25/09/2018	GP Green	18098	4,595.21	ARA SR	Extension to Christmas Lights
25/09/2018	The Villages Mag	18099	75.00	ARA SR	Newsletter Oct/Nov 18 edition
25/09/2018	HM Revenues & Customs	18100	1,436.79	ARA SR	Tax & NI 2nd Qtr 2018/19
28/09/2018	Staff salaries	18101	2,083.77		Salaries September 2018
30/09/2018	Unity Trust Bank	18102	25.35		2nd Qtr 18/19 Service charge
08/10/2018	BT Payment Services	18104	132.12		Phone & Internet Oct 2018
08/10/2018	Canvas Spaces Ltd	18105	1,585.12	DES MJS	12 Month Retention payment
08/10/2018	Came and Company Insurance	18106	5,993.20	DES MJS	Council Insurance 2018/19
08/10/2018	Alan Bethell	18107	96.00	DES MJS	HCCC maintenance
08/10/2018	Everybody S&R	18108	300.00	DES MJS	Junior Sport award sponsorship
08/10/2018	SSE	18109	38.00		Church Floodlights Oct18
08/10/2018	SSE	18110	55.00		Office Electricity Oct 2018
10/10/2018	Lloyds Bank	18111	99.98		September Purchases
				3.00	Monthly Fee
				35.00	Survey Monkey
				11.98	Tie-wraps for poppies
				50.00	Garden Competition prizes
11/10/2018	Stocks Lane Nurseries /JA Clow	18112	147.00	MEB SR	Plants and Bulbs
11/10/2018	The Villages Mag	18113	140.00	MEB SR	Aug/Sept 2018 News Edition
11/10/2018	Fountainhead Horticultural Ser	18114	1,333.70	MEB SR	Plants&Maintenance 2018
17/10/2018	Scottish Power	18115	188.87	ARA JAC	Parish lighting
17/10/2018	Fountainhead Horticultural Ser	18116	258.00	ARA JAC	Supply of hanging baskets
17/10/2018	Cheshire East Council	18117	6,839.82	ARA JAC	CCTV 2018/19
17/10/2018	Congleton Town Council	18118	1,121.33	ARA JAC	Street Sign replacement
17/10/2018	Duttons Contractors	18119	4,764.00	ARA JAC	Works for Sensory garden
24/10/2018	PW Loan Board	18120	27,696.40		2nd installment PWL1 18/19
31/10/2018	Staff Salaries	18121	3,167.21		Salaries October 2018
01/11/2018	Holmes Chapel Roofing	18122	435.00	BAB MJS	HCCC Roofing maintenance
01/11/2018	Cheshire Pension Fund	18123	1,179.50	BAB MJS	Staff pension October 2018
01/11/2018	The Print Room	18124	15.00	BAB MJS	Printing Puffin leaflets
01/11/2018	N W Fire Extinguishers	18125	48.00	BAB MJS	PAT and Fire Ext testing
01/11/2018	Pear Technology	18126	150.00	BAB MJS	PT-Mapper support/updates

Total Payments £67,063.03

Receipts: September 21st 2018 – November 2nd 2018

Date	Cash Received from	Receipt No	Receipt Description	Receipt Total
19/09/2018	A Armitt	R1815	Donation for sensory plants	200.00
30/09/2018	Unity Trust bank	R1817	Interest 2 nd quarter 2018/19	65.31
02/10/2018	CCLA PS Deposit Fund	R1816	Interest September 2018	33.69
02/11/2018	CCLA PS Deposit Fund	R1820	Interest October 2018	41.20
09/10/2018	HC Partnership	R1818	Donation to Sensory Garden work	4,949.46
23/10/2018	HMRC	R1819	VAT refund 2nd Qtr 2018/19	1,780.54

Total Receipts £7,070.20

Future Payments to be made:

Royal British Legion	£50.00	Donation to cover cost of wreath
Public Works Loan Board	£4,596.80	PWLoan 2 2 nd Installment 2018/19
South Cheshire Print	£38.40	A2 Posters Conservation project
Thursfields Nurseries	£400.00	Christmas Tree 2018
GP Green	£6132.00	Christmas Lighting scheme 2018

Invoices will be available for members to view in the parish council office. Electronic copies are available on request.

DRAFT