

MINUTES OF THE MEETING OF THE PARISH COUNCIL

Thursday 10 March 2016 at 6.30 p.m.

at Brooklands, Holmes Chapel Community Centre, Holmes Chapel, CW4 8AA

Tom Barton, ES&R, gave a brief verbal report on the next phase of refurbishment of the Community centre.

Part I – Public and Press present

1. Attendance	Cllr S Ranger Cllr A Armitt Cllr B Bath Cllr M Blomeley Cllr P Cotton Cllr J Clowes Cllr D Grice Cllr P Medford Cllr R Parry Cllr M Ranger Cllr D Savage Cllr MJ Street	Mrs NL Clarke – Clerk		
2. Apologies	None			
3. Declaration of interests	None			
4. Purchase of Tree to commemorate the Queen's 90th birthday	The council RESOLVED (c15/16/96) to purchase the tree with a contribution from Holmes Chapel Partnership. A named vote was requested: FOR: A Armitt, B Bath, M Blomeley, P Cotton, J Clowes, D Grice, P Medford, R Parry, D Savage, M Street. ABSTAINED: M Ranger. AGAINST: S Ranger			
5. Planning Applications	RESOLVED (c15/16/97) the Council commented as follows: <table border="1" data-bbox="475 1317 1500 1413"> <tr> <td data-bbox="475 1317 906 1413">16/0732C, Victoria Mills Macclesfield Road CW4 7PA</td> <td data-bbox="914 1317 1500 1413">Objection See Appendix 1 for comments</td> </tr> </table>		16/0732C, Victoria Mills Macclesfield Road CW4 7PA	Objection See Appendix 1 for comments
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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.			
6. Holmes Chapel Community Centre	The council discussed the next phase of development of the community centre.			
	The meeting closed at 7.15 p.m.			

These minutes will be submitted for approval at the next meeting scheduled for 14 April 2016. Until approved they are draft minutes.

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

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Date.....

Appendix 1

16/0732C, Victoria Mills Macclesfield Road CW4 7PA

Outline application with all matters reserved expect for means of access, for the demolition of existing structures and redevelopment for a high quality residential development (use class C3) with associated landscaping, children's play area/open space and other associated infrastructure

OBJECTION:

The site is currently employment land and has been for the last 75 years. There is very little land left in the settlement zone of Holmes Chapel for establishing and developing employment and this site should be retained as such.

Since the original application in 2008 for outline planning permission, the large expansion of housing in Holmes Chapel (440 new homes already approved) has removed the need for more residential development. In 8 years there has been no movement on the development of this site and it has continued as employment land. The current businesses we understand have signed new leases recently and there does not appear to be any plan for them to move elsewhere. So it raises the question of whether this application is realistic, bearing in mind the extensive amount of demolition and land/soil remediation suggested by the reports prepared by the applicant before this land can safely be used for housing.

The Holmes Chapel Neighbourhood Plan which will reach the Regulation 14 stage in April 2016 identifies the need to retain employment land. It also identifies that Holmes Chapel as a Local Service Centre as defined in the CECLP has already had more than its expected allocation of new homes, showing an excess of 235 (this includes the current expiring outline application for this site.)

This site is within the zone for consideration of the effect on the working of Jodrell Bank. A housing application for the brownfield site on Manor Lane, the other side of the railway line to this site, was rejected on the basis of the moderate effect on Jodrell Bank. This site is within 50 metres and we would encourage CEC to get a response from Jodrell bank as we would expect the same assessment would apply to this site.

Although the following are matters that are expected to be dealt with at the time of a full application, these issues should be noted now as they are (or are not) referenced in the applicants Design & Access Statement:

- a. Density. The average density of housing across Holmes Chapel is 9 dwellings to the acre (including areas of public open space and play provision). This proposal is suggesting 14.8 dwellings per acre (including areas of public open space and play

provision), a substantial increase. This density means that gardens are limited in size, roads are inadequate in width and there is an overall design feeling of cramped living space. If this plan is approved we would like to see a far lower density in keeping with surrounding properties.

- b. The draft Neighbourhood Plan research has clearly shown a need for far fewer 4 and 5 bed detached houses and more 2 and 3 bed terraced or detached dwellings and a strong demand for bungalows. All of this to satisfy the needs of an ageing population. There is also a preference for more apartment style dwellings to suit the older generation. There is too much emphasis on the larger homes and not enough to satisfy the current and future needs of the village population and development.
- c. Affordable Homes. There is no reference to these in the application. It is assumed that the normal policy of 30% will be applied if this application is agreed and we would like to see much more detail covering this requirement.
- d. Pathways & Cycle Routes. There were pathways from and to the site from Eastgate Road and to the Rail Station platform. These were blocked up by the current users. The pathway through Eastgate Road to the village centre would allow pedestrian and cycle access on a much safer route. The use of Macclesfield Road as a suggested main route takes no account of the heavy traffic usage along this road. Latest data shows 500,000+ vehicle movements in a three month period along this road.
- e. Highways entrance/Exit on to A535. It is believed that CEC Highways have not assessed the needs correctly. There is a lot of traffic entering and exiting Hermitage Drive for the estate and of more concern is the primary school access. Bearing in mind the point above about volume of traffic, we would strongly recommend that CEC Highways re-appraises its view on the proposed access points. There also needs to be greater consideration given to some form of crossing point for parents and children across the A535.
- f. There is a need in the village for more "all-day" or "longer term" parking for people employed or visiting the village centre. This is particularly relevant for visitors to the Health Centre. The close proximity of this site to the centre and using the pathway route through Eastgate Road would help to alleviate this issue. There is a car park in the current site near the former pathway to Eastgate Road, but it is blocked. Some provision on this site for village centre parking would be welcomed.