



HOLMES CHAPEL PARISH COUNCIL
MINUTES OF MEETING on Thursday 28th September 2017



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

Part I – Public and Press present

1. Attendance	Cllr B Bath (Chair) Cllr A Armitt Cllr M Blomeley Cllr P Cotton Cllr K O'Regan Cllr R Parry Cllr M Ranger Cllr S Ranger Cllr M Street	Mrs S McKay – Acting Clerk
2. Presentation of prizes for village Competition	Cllr Bath, with Cllrs Street, Cotton and O'Regan, presented the prizes for the 2017 Village Competitions: Best Front garden – Mr. And Mrs Denham Best Dane Housing front garden – Mrs McFarquhar Skateboard Competition Winner – Noah Hankey	
3. Apologies	RESOLVED (C17/18/49) to accept apologies from Cllr J Clowes (holiday), Cllr S Hamilton, (work), Cllr D Savage (family matter) and ward Cllr L Gilbert.	
4. Declaration of interests		
5. Public Speaking	None	
6. Council Minutes	RESOLVED (C17/18/50) to approve the minutes of the Council meeting held on 17 August 2017 parts I and II	
7. Committee Minutes	RESOLVED (C17/18/51) I. To note the actions and the recommendations of the Village Infrastructure Committee held on 7 September 2017. (draft minutes circulated) II. To note the actions and the recommendations of the Amenities Committee held on 14 September 2017 (draft minutes circulated) III. To note the actions and the recommendations of the Strategy & Finance Committee held on 21 September 2017 (draft minutes circulated)	
8. Matters Arising	The Clerk reported the following: <ul style="list-style-type: none">• Community Resilience event – this took place on 14 September 2017 and a full review will take place at the next Strategy & Finance Committee meeting.• Sibelco planning application – comments have been submitted to CEC planning.	
9. Planning Application	Planning Application – 17/4519C Land at Macclesfield Road, Holmes Chapel. Construction of three dwellings. The Committee debated the draft objection, and the relevance of using Neighbourhood Plan policies for a development of three houses.	

	<p>RESOLVED (C17/18/52) to amend the objection to remove some of the Policies, submitting an objection based on the type of houses and that the development is outwith the settlement boundary, noting that Holmes Chapel already exceeds planning targets. See Appendix 1. Vote – 6 FOR, 1 AGAINST, Cllr M Ranger ABSTAINED</p>
10. Dunkirk Paddock Appeal decision	<p>The Council debated the letter of objection to this decision, and RESOLVED (C17/18/53) to submit the letter without changes to the leader of Cheshire East Council, as stating our concerns at the undermining of Neighbourhood Plan Policies.</p>
11. Arclid HWRC	<p>The Council heard that Cllr Blomeley had attended further meetings relating to the closure of the site, but confirmed that despite all efforts by surrounding Parishes, the site will close on 30th September 2017</p> <p>RESOLVED (C17/18/54) to submit a letter requesting monitoring of fly-tipping in the area and traffic issues at existing HWRC sites, to the portfolio holder at Cheshire East Council.</p>
12. Audit	<p>The Council RESOLVED (c16/17/55)</p> <ol style="list-style-type: none"> I. To approve the Annual Return from the external auditor (BDO). II. To form an action plan relating to the recommendations from the auditor at the next Strategy and Finance Committee meeting.
13. Submissions for HCCC JLMC	<p>The Council RESOLVED (c16/17/56) to request the following inclusions to the agenda for the upcoming meeting on the 11 October 2017.</p> <ol style="list-style-type: none"> 1. Provision for disabled parking spaces 2. Statistics on use of Community areas 3. Completion of fencing work 4. Outcome of meetings with local football/rugby clubs re the future of the sports pitch.
14. Ward Members Report	<p>In the absence of Cllr Gilbert, the Council noted the supplied report, covering air quality issues, the Public Space Protection Order, the possibility of obtaining grant funding from Manchester Airport's Community Fund and reorganisation of leadership within Cheshire East.</p>
15. Finance	<p>The Council RESOLVED (C17/18/57) to approve the following:</p> <ol style="list-style-type: none"> I. Bank reconciliation – balance at 31 August 2017 is £84,208.00; II. Accounts for payment – as per the schedule attached in Appendix 2; III. Council insurance – to approve the quotation from Came & Co for renewal of the insurance, at £7,780, to cover the period from 1 October 2017 to 30 September 2018.
16. Chairman and Clerks Reports	<p>The Chairman reported:</p> <ul style="list-style-type: none"> • To remind members that the Remembrance service is on the 12th November. In the absence Cllr Bath, Cllr Clowes will represent the Council. • On reports received relating to the allocation of s106 monies outwith the parish. It was agreed to delegate this to the Strategic Planning task group for further work. • To note that the application on 108 London Road is to be heard at planning committee on 4th October 2017 and the Parish Council have

	<p>requested to speak at the hearing.</p> <ul style="list-style-type: none"> • To note a request from the local girl guiding group for support from a parish councillor, to attend a meeting during National Parliament week (13-17 November 2017) • On attendance at the recent meeting on 26th September with the local police sergeant at Brereton primary school, chaired by Philip Jackson, ChALC. It is envisaged that these meetings will be held quarterly to give continuity and answers to local issues, with the next meeting to be chaired by Cllr Bath, and held in the Holmes Chapel community centre. Date to be confirmed. • To note that PCSO Liz Chesters had attended the parish office for an introductory meeting on the 26th September 2017. • To note that trees in the St Lukes churchyard, in the conservation area, have been trimmed in response to requests from neighbouring properties. As no consent was requested, the Church authority has sent a letter of apology to the Parish Council. They are also obliged to send an explanation to Cheshire East Council within the next two weeks. • The valuation for the Community Centre and Brooklands building has been received in draft form from the district valuer. Any comments on the document to be submitted by the 9th October 2017, prior to its release. • There is no further news on the access rights by Scottish Power to the Community Centre entrance. The land registry covenant is being examined by the legal department at Sanofi.
17. Future Agenda Items	None
18. Public Speaking	None
Part II	RESOLVED (C17/18/58) 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.
19. Staffing	The Chairman reported on the resignation of the clerk and the recruitment process for a replacement.
20. Planning	The Council heard a verbal report on recent planning discussions.
The meeting closed at 9.00 p.m.	

These minutes will be submitted for approval at the next meeting scheduled for 9th November 2017. Until then they are draft minutes.

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

.....Date.....

Appendix 1

HOLMES CHAPEL PARISH COUNCIL

Planning Application Ref:	17/4519C
Address:	Land at Macclesfield Road, Holmes Chapel
Proposal:	Construction of 3no.new dwellings
Last Date for comments:	04 October 2017
Decision Target Date:	31 October 2017
Committee Date:	N/A - To be determined under delegated authority <i>Note: Our Ward Councillor requested that this application is 'called-in' so it can be heard at Committee.</i>

Holmes Chapel Parish Council objects to this application

This application proposes the building of three large detached 4-bedroom homes with detached double garages in an area of open countryside.

Summary:

- A. The proposed site position is adjacent to other very limited development and is in and next to open countryside used for agriculture.
- B. It is not considered to be sustainable development as described in the NPPF and under the assessment done for the made Holmes Chapel Neighbourhood Plan.
- C. Holmes Chapel is already burdened with a very large number of 4 bedroom detached homes and there is no justification for further homes of this type.
- D. The application site is outside the settlement boundary of Holmes Chapel as defined and agreed within the Holmes Chapel Neighbourhood Plan.
- E. The application makes no reference to compliance with the policies of the Holmes Chapel Neighbourhood Plan.
- F. There are concerns about the entry and exit onto the highway at what is now a very business junction, soon to be a roundabout.
- G. Although not a planning issue for a single site, the proposal is for only 3 properties – albeit very large homes – no contribution would be forthcoming towards the village infrastructure under any planning approval. But the residents of these large homes would expect to use this infrastructure.

1. This application contravenes a number of the policies of the ‘made’ Holmes Chapel Neighbourhood Plan.

i. **Policy HO1: Housing Type & Mix**

Policy A *‘Further small scale housing development beyond the existing approvals of 613 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 has not met this policy criterion as it shows no evidence in the application that this housing is needed in Holmes Chapel beyond the existing approvals of 613 (812 if those directly on the Holmes Chapel Parish boundary are included). Within the number approved, 30% are expected to be affordable homes. 613 homes = 184 affordable homes, 812 homes = 244 affordable dwellings. There is no justification in the application for any additional homes needed in Holmes Chapel.

Completions since 2010 also count towards the contribution made by Holmes Chapel and these provide an additional 62 to the above commitments.

The applicants Planning Policy statement in para 3.13 quotes “Furthermore Policy PG7 advises that within Holmes Chapel, 3,500 new homes”. These 3,500 new homes in the CE Local Plan apply across all 13 Local Service Centres. The above figures show that Holmes Chapel has substantially already exceeded any planning target that may be applied for this Local Service Centre.

In addition, the current work of CE on the Stage 2 work preparing the Site Allocations and Development Policies Document (SADPD) that includes Local Service Centres has so far not provided any evidence that further development in Holmes Chapel is required. Current evidence shows that existing commitments and completions for the 13 Local Service Centres in the plan period exceeds 2,200 with Holmes Chapel as only 1 of the 13 LSCs providing 28% of the total.

Of the commitment for the new 812 homes mentioned above, approx. 200 have been completed. So there is no shortage of new homes in the foreseeable future as it is not expected that all these commitments will be completed before at least 2024.

Policy B *‘Housing development will be expected to deliver a range of housing from smaller starter units of one to two bedrooms to larger, three or more bedroom properties.’*

Policy D *‘Proposals which specifically include housing, such as bungalows or smaller terraced homes, suitable for individual living by older people to meet the needs of the growing aging population, will be supported.’*

The village has already a significant number of 4 & 5 bed homes, far in excess of many other areas of Cheshire East and a significantly greater number when looking at the national average. There has been no attempt to propose housing more appropriate to the local needs; namely bungalows and smaller 1-2 bedroom properties.

It should be noted, that there is no justification in the application to any ‘objectively assessed need’ for more housing and particularly housing of the type proposed .

ii. **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 applicants Planning Policy statement in para 3.16 quotes *“Furthermore the Design and Access Statement highlights the sites close proximity to daily amenities and services*

including, schools, doctors, shops and public transport, all within walking journey of the application site. As such it cannot be said that the proposed development is located on a parcel of land detached from the Local Service Centre. Therefore the development fully corresponds to delivering sustainable development to support sustainable economic growth within the Holmes Chapel Local Service Centre as prescribed in policy PG2 as well as policy CO1 that advises on the council's objectives to reduce the need to travel by locating developments in sustainable and accessible locations."

None of the assessments made in the evidence for the Neighbourhood Plan support this statement. The site cannot be classed as within walking distance of many local amenities.

- iii. Policy TT1 (E) '*Demonstrate that the proposed site is situated in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint.*'
- The access and egress of the proposed development is directly onto the very busy A535 in a 30mph limit and almost at the junction of the A road with a new roundabout. It is acknowledged that 3 houses will not generate much traffic, but safety considerations of all road users must be considered.

The Applicant has stated in 3.11 that the following policies in the CE Local Plan are considered most pertinent. But the applicant has failed to show that this proposal meets any of these.

PG 2 Settlement Hierarchy – exceeds the number of houses expected in a Local Service Centre – see above

PG 6 Open Countryside – the applicant's site is outside the Settlement Boundary of Holmes Chapel and is Open Countryside as defined by the policy.

SD 1 Sustainable Development in Cheshire East.

SD 2 Sustainable Development principles

SC 4 Residential Mix – the proposal meets none of the 3 criteria.

SE1- Design

SE3- Biodiversity and Geodiversity

SE4- The Landscape

SE5- Trees, hedgerows and Woodland

CO1- Sustainable Travel and Transport

In addition, this proposal is within the **Jodrell Bank Radio Telescope Consultation Zone**. It is possible to have direct visibility of the Radio Telescope from the field of the site and is just 2.7 miles away. The management of the observatory have consistently declined applications this close to their site and state that the accumulation of proposals is of very serious concern. This application does not meet **CE LP policy SE 14**.

Holmes Chapel Parish Council

29 September 2017

Appendix 2

Schedule of Payments: August 12th – September 22nd 2017 (including VAT)

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Transaction Detail</u>
23/08/2017	Water Plus	17079	43.68	Office water Qtr1 2017
23/08/2017	Congleton Town Council	17080	526.12	Lengthsman duties July2017
23/08/2017	Shires payroll Services	17081	60.00	Payroll serv Qtr2 2017
23/08/2017	Dane Sound Radio	17082	200.00	s137 Donation
23/08/2017	HMM Mechanical Serv	17083	475.50	Repair to Hot Water Boiler
23/08/2017	Cheshire East Council	17084	6,660.00	CCTV 2017/18
23/08/2017	Cunningham Lindsay	17085	1,440.00	Valuation report HCCC
23/08/2017	St Lukes Hospice	17086	300.00	Donation re Jill Cope
31/08/2017	Staff salaries	17087	2,009.87	salaries August 2017
01/09/2017	Water Plus	17088	44.15	Water 1 Church walk 2nd Qtr
01/09/2017	Congleton Chronicle	17089	57.60	Advert for Clerk
01/09/2017	Cheshire Pension	17090	706.17	pension August 2017
01/09/2017	Standard Life	17091	125.00	Pension AVC August 2017
08/09/2017	Salary	17092	582.48	Final salary N Clarke
14/09/2017	Congleton Town Council	17093	699.19	Lengthsman duties August2017
14/09/2017	Congleton Chronicle	17094	57.60	Advert for Clerk
14/09/2017	P Capps Village Mag	17095	75.00	September 2017 issue
14/09/2017	John Robertson	17096	621.60	Memorial benches Bessancourt
14/09/2017	R G Street & Son	17097	100.00	Landscaping at Skate Park
Total Payments			14,783.96	

Receipts: August 12th – September 22nd 2017

<u>Date</u>	<u>Cash Received from</u>	<u>Receipt No</u>	<u>Receipt Description</u>	<u>Receipt Total</u>
25/08/2017	Everybody S&R	R1717	Rent for 16/17, 17/18	2.00
01/09/2017	Cheshire East Council	R1718	Precept 17/18 2nd Installment	98,515.00
04/09/2017	CCLA Deposit Fund	R1719	Interest August2017	8.76
04/09/2017	Mrs N L Clarke	R1720	Payment for laptop	25.00
13/09/2017	J A Gwynne	R1721	Donation - Bessancourt benches	518.00
18/09/2017	Defib Store Ltd	R1722	Refund for phonebox signage	96.00
Total Receipts			99,164.76	