



STRATEGY & FINANCE COMMITTEE
Minutes of meeting on 25 October 2018
At the Academy Suite, Holmes Chapel Community Centre, CW4 8AA



Part I – Public and Press present

1. Attendance	Cllr B Bath Cllr J Clowes Cllr R Parry Cllr M Street	Mrs S Davies – Clerk to the Council Cllr M Blomeley (not a committee member)								
2. Chairman	In the absence of Cllr Ranger, the committee RESOLVED (SF18/19/50) to appoint Cllr Bath as chairman of the meeting.									
3. Apologies	RESOLVED (SF18/19/51) to accept apologies from Cllr D Savage (recovering from operation), Cllr S Ranger (ChALC meeting) and Cllr S Hamilton (work)									
4. Declarations of Interest	Item 13 – Cllrs Street and Parry declared an interest in the Royal British Legion.									
5. Public Speaking	None									
6. Committee Minutes	RESOLVED (SF18/19/52) to approve the minutes of the meeting held on 20 September 2018, Parts I and II									
7. Matters Arising	None.									
8. Planning Applications	<p>The committee considered the applications listed below and RESOLVED (SF18/19/53) to comment as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="384 1104 724 1339"> 18/5228C Land off Bramhall Drive CW4 7HB </td> <td data-bbox="724 1104 1425 1339"> Constuction of apartments A statement of OBJECTION will be prepared by the Clerk and Cllr Bath for approval by Full Council on 8 November 2018. See draft of initial ideas at Appendix 1 </td> </tr> <tr> <td data-bbox="384 1339 724 1644"> 18/4921C Land off London Road </td> <td data-bbox="724 1339 1425 1644"> Erection of 168 dwellings (including 5 self-build homes) together with open space, landscaping and associated infrastructure A statement of OBJECTION will be prepared by the Clerk and Cllr Bath for approval by Full Council on 8 November 2018. See draft of initial ideas at Appendix 2 </td> </tr> <tr> <td data-bbox="384 1644 724 1915"> 18/5148C Land off London Road </td> <td data-bbox="724 1644 1425 1915"> Variation of condition 4 to planning application 17/4869C - Variation of conditions 1 and 4 on application 14/5921C COMMENT: The Parish Council's only comment is to hope the number of car parking spaces is unchanged. </td> </tr> <tr> <td data-bbox="384 1915 724 2029"> 18/5099C 15 Capesthorpe Close CW4 7EN </td> <td data-bbox="724 1915 1425 2029"> Proposed second story side extension NO OBJECTION </td> </tr> </table>		18/5228C Land off Bramhall Drive CW4 7HB	Constuction of apartments A statement of OBJECTION will be prepared by the Clerk and Cllr Bath for approval by Full Council on 8 November 2018. See draft of initial ideas at Appendix 1	18/4921C Land off London Road	Erection of 168 dwellings (including 5 self-build homes) together with open space, landscaping and associated infrastructure A statement of OBJECTION will be prepared by the Clerk and Cllr Bath for approval by Full Council on 8 November 2018. See draft of initial ideas at Appendix 2	18/5148C Land off London Road	Variation of condition 4 to planning application 17/4869C - Variation of conditions 1 and 4 on application 14/5921C COMMENT: The Parish Council's only comment is to hope the number of car parking spaces is unchanged.	18/5099C 15 Capesthorpe Close CW4 7EN	Proposed second story side extension NO OBJECTION
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9. Other Planning matters	<p>8.1 The committee noted the minutes of the Strategic Planning Task Group meeting on 2 October 2018 and approved the actions.</p> <p>8.2 New Homes Bonus Scheme – Cllr Bath updated the committee on the scheme, noting that the priorities for Holmes Chapel have been submitted to G Bell, the Congleton Area Representative for Towns and Parish Councils. Feedback will be sought from Ward Cllr Gilbert.</p> <p>RESOLVED (SF18/19/54) to accept the report</p>
10. Project List	<p>The latest Project list was noted by the Committee, with no further changes suggested at this time.</p>
11. Policies	<p>The supplied report relating to policy updates was noted by the Committee.</p> <p>RESOLVED (SF18/19/55) to accept the report, and to update the policies in the order recommended by the Clerk.</p>
12. Pensions Regulator	<p>The committee noted the requirement for re-declaration to the Pensions Regulator, and RESOLVED (SF18/19/56) to approve the submission statement.</p>
13. Royal British Legion	<p>The committee RESOLVED (SF18/19/57) to approve the donation of £50 to the Royal British Legion, Holmes Chapel branch, for the supply of the remembrance day wreath. Cllrs Street and Parry were given a dispensation to contribute to the consideration and vote.</p>
14. Finance.	<p>14.1 RESOLVED (SF18/19/58) to approve the following reports for the 2nd Quarter 2018/19:</p> <ol style="list-style-type: none"> I. Statement of 2nd quarter 2018/19 accounts. II. Report from the Finance member III. Report from the RFO IV. Cash Flow Forecast to 30 September 2018 <p>14.2 RESOLVED (SF18/19/59) to approve the interim review of the asset register, version 2.1 subject to the following changes:</p> <ol style="list-style-type: none"> I. To correct the duplicated photograph II. To amend the purchase cost of the 2 donated SIDS– III. Make reference to Appendix 1 where relevant <p>For the next (March) update:</p> <ol style="list-style-type: none"> IV. Remove Play equipment V. Resolve the owned lighting issues VI. To include a review of insurance values for replacement costs for the year end update of the asset Register.
15. Public Speaking	<p>None</p>
16. Future Agenda Items	<p>Potential change of management at the leisure Centre – for Amenities.</p>
17. Chairman and Clerk's reports	<p>The Clerk informed the committee that:</p> <ul style="list-style-type: none"> • Spare paving stones have been used by Duttons on London Road after emergency work to repair an electric cable • The Cheshire Community Action AGM is on 7 November, and asked for a volunteer representative. • The arrangements for the Christmas tree are all in place, with the tree being

	<p>delivered on 23 November. This has been organised again by Cllr Street.</p> <ul style="list-style-type: none">• Cheshire Voluntary Service are running a governance seminar on 14 November, if members are interested to attend• Cllr Street, member of the British Legion, is this year due to carry the British Legion Standard in the Remembrance Day Parade, as the usual bearer is on parade in London.• The poppy appeal will launch at the precinct on Saturday 27 October at 10am, with the Chairman Cllr Bath to give an opening speech.
The meeting closed at 8:45p.m.	

These minutes will be submitted for approval at the next Strategy & Finance Committee meeting scheduled for 15 November 2018. Until then they are draft minutes.

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

.....Date.....

Appendix 1

Proposed Objection statement 18/5228C

The Parish Council objects to this three storey development for the following reasons.

1. It is using land that is designated as open space, where nothing should be built,
2. The proposed building overdevelops the site, and is wholly inappropriate for this location, as a valuable green space.
3. Holmes Chapel already has a far lower percentage of green space than average
4. The proposed access lane to Dane Meadow will be a narrow, dark and intimidating tunnel.
5. The proposed development contradicts the following HC N Plan policies:
 1. HO1A
6. The proposed development contradicts a number of the following Local Plan policies
 1. SP2 4.1
 2. SE4
 3. SE5
 4. SE6
 5. SE12
 6. draft SADPD
7. No wildlife survey has been supplied.
8. No tree survey has been supplied – there is a TPO tree on the site, behind the notice boards.
9. There is no evidence of an application to divert the footpath.

The following actions to be pursued in the formation of the statement for Full Council:

1. Contact Genni Butler, PROW officer, to ascertain as the right of way here has been used for 20 years or more, this makes it more formal.
2. Check with Councillors living in the vicinity about their deeds and the Land Registry records as to the covenants on the deeds of the houses on the estate.
3. Cllr Bath and the Clerk to draft the objection statement for approval of Full Council on 8 November 2018.

Appendix 2

Proposed Objection Statement 18/4921C

The proposal asks for 54 extra houses on top of the current draft SADPD figures of 870 completions and commitments for Holmes Chapel.

The density on the proposed scheme is too high, in contravention of the local Plan.

The applicants planning statement cited the density as 23 dwellings / hectare if 114 was built, but this proposal has a density of 34 dwellings / hectare. It was asked if this density is based on the whole site including the green spaces as if so, the density of the housing area would be much higher.

Self build plots are in a position that will make them undesirable

There are only 4 bungalows over the whole site, which isn't in accordance with the Neighbourhood Plan.

The following actions to be pursued in the formation of the statement for Full Council:

1. The density of the Bellway estate needs to be ascertained, as a comparison.

It was noted that S106 requests should be considered if the proposal is approved and these could include an enhancement to the bus service, a toucan crossing or two bus stops, a cycling path and an improved footpath to the village.

Recommend to Full Council to reject this proposal for 54 extra homes for the reasons given above. Cllr Bath and the Clerk to draft the objection statement for further consideration and approval of Full Council on 8 November 2018.