

# STAPELEY & DISTRICT PARISH COUNCIL

Clerk: Carol Jones

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Parish Councillors are summoned to a  
**MEETING OF THE PARISH COUNCIL**

**DATE:** THURSDAY, 21 NOVEMBER 2013

**NOTE TIME:** **8.00 PM**

**VENUE:** BROAD LANE METHODIST CHAPEL  
AUDLEM ROAD, NANTWICH

Enquiries to:

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Date of issue: 15 November 2013



Signed

To: Members of the Parish Council  
Councillors Shaun Clough, Mike Docker, John Davenport, Sandy Gwinn-Freemantle  
Peter Groves, Jo Hillman, Martin Malbon, Keith Nord and Raj Samra

Copies: Borough Councillors Peter Groves and Andrew Martin (Nantwich South and Stapeley)  
Press

**Note:** Members of the public are asked to print their own copy of the agenda from the website. Members of the public without access to the Internet are asked to contact the Clerk by no later than noon on the day of the meeting to ensure that spare copies of the agenda are available.

## NOTES:

### 1 PUBLIC SPEAKING PROTOCOL:

This Parish Council meets and makes its decisions in public. A Parish Council meeting is not a public meeting. It is a meeting held in public and there is no requirement in law which allows members of the public to speak at such meetings. However, the Council is pleased to offer this opportunity to local registered electors to show that it is committed to community engagement.

Please respect the fact that this is a meeting to conduct Parish Council business and interruptions during the meeting are not permitted. If the business is disrupted in any way, the person(s) causing the disruption may be asked to leave.

- Public question time will be for a period of 10 minutes. Any member of the public wishing to speak should notify the Clerk prior to the start of the meeting. As a courtesy, it would be appreciated if 24 hours' notice could be provided.
- The agenda stipulates that public question time will take place following approval of the Minutes and discussion of any Matters Arising. There is a second Public Question Time slot towards the end of the meeting. The period of Public Question Time can be extended at the discretion of the Chairman.
- Members of the public are permitted to ask questions in respect of items on the agenda or any other business of the Parish Council. Questions asked at previous meetings should not be raised within a 6-month period.
- The matter may be addressed immediately; the Chairman or the Clerk will respond to questions. If it is not possible to give a response, a written response can be provided, if appropriate.
- Supplementary questions or comments are only permitted at the sole discretion of the Chairman.
- Members of the public are also able to "address" the Parish Council, ie make a statement, which should also relate to the business of the Parish Council.
- If more than one speaker wishes to speak on the same agenda item, the Chairman shall have discretion to disregard any questions or comments if they are a repetition of those of a previous speaker.
- It is not a good use of the Parish Council's time for members of the public to raise issues about hedges, street lights, pot-holes and so forth during public question time. Such matters should be reported direct to the Borough Council either by phone or using its on-line system of reporting faults. Alternatively, please contact the Clerk who can take action, or report matters as appropriate.

### 2 MEETINGS:

**2.1** When the meeting is held at Broad Lane Methodist Chapel, car parking is available at the rear of the Chapel. Alternatively, you can park in front of the Chapel on Audlem Road. On occasions, members of the press and public will be excluded from the meeting when the business to be transacted is of a confidential nature; for example, matters likely to reveal the identity of an individual, contracts and financial affairs of other parties.

**2.2** The Parish Council cannot lawfully decide any matter which has not been specifically included on the agenda, and there is case law to this effect (*Longfield Parish Council v Wright (1918) 88 LJ Ch 119*).

**2.3** **Planning Grounds** The grounds on which comments can be made on planning applications are as follows –

1	Development Plan in all its aspects	8	Appropriateness of use taking account of local area
2	Government legislation and guidance (PPG)	9	Effect on highway safety and parking
3	Siting	10	Landscape
4	Design	11	Listed buildings
5	External appearance	12	Conservation areas
6	Compatibility with street-scene	13	Land contamination
7	Development affect on neighbouring properties, amenities and privacy	14	Flooding

#### **Non-Relevant Matters**

1	Matters controlled by other legislation	6	Business competition
2	Effects on private rights	7	Personal circumstances – health/finance
3	Provisions in covenants/deeds	8	Ownership
4	Effect on property values	9	Moral issues
5	Private opinions		

Note: If the Parish Council agrees, in principle, with an application, but not in all aspects, suggestions for development conditions can be made, in line with relevant factors.

# A G E N D A

## 1 APOLOGIES FOR ABSENCE

Apologies for absence should be notified to the Clerk by noon on the day of the meeting, if possible. Apologies must be received and accepted before the meeting. If received after the meeting they cannot be recorded.

## 2 DECLARATION OF INTERESTS

Members to declare any disclosable pecuniary interest or non-pecuniary interest which they have in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

Whilst the Clerk can advise on the Code of Conduct and its interpretation, the decision to declare, or not, is the responsibility of the Parish Councillor, based on the particular circumstances.

## 3 PUBLIC QUESTION TIME (10 MINUTES)

In accordance with the Parish Council's Standing Order No.1, members of the public are able to submit a question, either in writing prior to the meeting, or orally at the meeting, or to make a statement. A copy of the Public Speaking Protocol will be available at the meeting.

Each member of the public is entitled to ask one question or make a statement. Questions or statements must be addressed to the Parish Council as a whole and not to individual parish councillors. This is not an opportunity for engaging in debate with Members.

As a courtesy, questions should be notified to the Clerk 24 hours before the meeting. If this is not possible, the Clerk should be informed of the question prior to the start of the meeting.

The Chairman (or Clerk) will respond to questions, but if the Chairman considers that another councillor might have the information, she will defer to him/her. This slot is for members of the public and councillors should not participate unless invited.

If possible, a response to questions will be given at the meeting. If this is not possible, a written response can be provided to the questioner. In the case of statements, no response is required.

## 4 PLANNING APPLICATIONS – 13/4384N and 13/4390N

At the meeting held on 7 November 2013, the Parish Council authorised Hindhaugh Associates to undertake a review of the following planning applications which were re-submissions of those submitted by Muller Homes and were now subject to a Public Inquiry (on a date yet to be notified).

Mr Hindhaugh will be in attendance to report on his review, following which, the Parish Council is invited to submit observations to Cheshire East Council. Although the deadline date for submission of comments is 20 November, the Principal Planning Officer has indicated that the Parish Council's comments can be sent as late as 29 November ready for issue to Strategic Planning Board members on 2 December 2013 as part of the updates.

13/4384N Full Planning: Land off Peter de Stapleigh Way, Nantwich  
New highway access road, including footways and cycleway and associated works (Resubmission of 12/3746N).

13/4390N Land off Audlem Road/Broad Lane, Stapeley  
Outline application for residential development up to a maximum of 189 dwellings; local centre (Class A1 to A5 inclusive and D1) with maximum floor area of 1800 sq.m GIA; primary school; public open space including new village green, children's play area and allotments; green infra-structure including ecological areas; new vehicle and pedestrian site access points and associated works. (Resubmission of 12/3747N).

**5 HINDHAUGH ASSOCIATES - FEE ESTIMATE FOR REVIEW OF PLANNING DOCUMENTS**

Following the meeting on 7 November, Mr Hindhaugh forwarded his estimate for carrying out the additional technical review of the revised applications (agenda item 4 above).

In the event of the work being relatively straightforward, the cost would be £400 (including VAT). If there were significant differences between the original and the re-submitted applications, this would require further detailed statements and would cost a total of £750.

The Parish Council is invited to waive financial regulations relating to contracts to enable the price quoted by Hindhaugh Associates to be considered without competition, on the basis that this is work which constitutes an extension of an existing contract with the Council.

Mr Hindhaugh will advise at the meeting the level of work undertaken and the Parish Council will be asked to authorise expenditure.