

**MINUTES OF THE A MEETING OF STAPELEY & DISTRICT PARISH COUNCIL
HELD ON 18 DECEMBER 2017 IN STAPELEY COMMUNITY HALL, PEAR TREE FIELD, STAPELEY**

PRESENT:	Councillor M Theobald	Chairman
	Councillor E Boughey	Councillor M Docker
	Councillor J Hillman	Councillor J Putt
	Councillor S Gwinn-Freemantle	
APOLOGIES:	Councillors J Davenport, P Groves and K Nord	

106 DECLARATIONS OF INTERESTS

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had 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.

No declarations were made.

107 MINUTES – 20 NOVEMBER 2017

RESOLVED: That the Minutes of the meeting held on 20 November 2017 be approved as a correct record.

108 PUBLIC QUESTION TIME

Members of the public were able to ask questions, or address the Parish Council in respect of any item on the agenda, or any matter relevant to the Parish Council's business and the local area. The following issue was raised:

- The possibility of creating a conservation area on the land at the traffic lights junction at Pear Tree Field/Peter de Stapleigh Way. It was understood that this land was subject to a S.106 Agreement and the original proposal was for it to become an orchard.

The Clerk undertook to contact the CEC S.106 Compliance Officer to try to establish the current position in respect of this land.

109 ALLOTMENTS

Cheshire East Council (CEC) had originally agreed that an Officer would be able to attend this meeting to offer advice in respect of the Parish Council's responsibility to provide allotments. Subsequent to that, CEC had advised that the Council was not insured to offer such advice.

The Clerk had prepared an information report, which was now submitted, setting out the statutory obligations regarding the provision of allotments.

Members commented that the provision of allotments could be considered by the Neighbourhood Plan Steering Group when it formed itself into a Neighbourhood Plan Delivery Group, once the Plan was made.

110 COMMUNITY HALL - WINDOW GRILLES

Following the breaking of the community hall window, the Clerk sought a quotation from Trentham Fencing for window grilles. This was the company which supplied the fencing.

Members considered the quotation which was £805 for Spanish decorative grilles and £535 for plain mesh grilles.

It was agreed that, on balance, as the Council had occupied the hall for over five years and this was the only incident of a broken window, it was unnecessary to purchase window grilles.

RESOLVED: That the Parish Council decline to install grilles on the windows to the side of the Community Hall.

111 FINANCIAL MATTERS

111.1 Budget – 2018-2019

At its meeting held on 20 November, Members considered the draft budget proposals for 2018-2019, for a second time. The Parish Council was now required to approve its budget for 2018-2019.

The Clerk's report was submitted and a revised budget monitoring/draft budget 2018-2019 was tabled at the meeting.

RESOLVED:

- (a) That a budget of £61,900.00 for 2018-2019 be approved;
- (b) That the Clerk be authorised to request a precept of £30,200.00 from Cheshire East Council; and
- (c) That the Clerk's salary be increased to £12,102.00 with effect from 1 April 2018 in line with her contract of employment and pay scales published by the National Association of Local Councils.

111.2 Authorisation of Payments

RESOLVED: That the following payments be approved:

£228.26	HMRC	Tax on Clerk's salary and employer's NI (£190.60 tax and £37.66 employer's NI cont.)
£729.00	Crystal Clean	Cleaning of the Community Hall - November
£120.00	Cheshire Conservatories	Replacement of window
£659.95	Dame Hygiene Services	Feminine Hygiene unit and nappy unit (£549.96 net and £109.99 VAT) Payment is for the calendar year 2018.
£417.00	Johnsons Printers	Printing of newsletter
£425.38	Water Plus (formerly United Utilities)	Overdue bill.

111.3 Joinery Work in the Community Hall

It was reported that, in consultation with the Chairman and in accordance with the Financial Regulations, the following quotations had been accepted as submitted by BTL Joinery:

- o Remove existing sliding doors in Plant Room and replace with two sets of double doors, with supporting pillar in between, with two pairs with bolts only, and one pair with five-lever lock for access.
£990.00
(To be carried out in January 2018)
- o Provision of shelving in locker/shower room using timber and MDF; to be fixed to the wall to make it secure.
£930.00
(To be carried out in February 2018)

112 MEETING WITH LAURA SMITH, MP

Members were reminded that the meeting with Laura Smith, MP was to be held on 11 January 2018 at Broad Lane Methodist Chapel at 7.30 pm.

A draft agenda for the meeting was submitted.

113 PLANNING MATTERS

113.1 Planning Appeal

12/3746N New highway access road including footways and cycleway and associated works. Land off Peter de Stapleigh Way (Muller Property Group)

12/3747N Land between Audlem Road/Broad Lane and Peter de Stapleigh Way (Muller Property Group)

It was reported that owing to non-determination planning permission in respect of both these applications, an appeal had been made to the Secretary of State and was to be dealt with by means of a Public Inquiry with a site visit by an Inspector from the Planning Inspectorate.

Following a High Court challenge to the Secretary of State's decision on this appeal, dated 11 August 2016, the Court ordered that the appeal be re-determined. This did not, necessarily, mean that the Secretary of State would reach a different overall decision.

All representations already made to Cheshire East Council had been provided to the Planning Inspectorate. A date for the Public Inquiry had yet to be agreed.

The Parish Council could make further comments, or modify or withdraw previous representations by 28 December 2017.

Members noted that they had considered Application No. 12/3747N at the Parish Council's meeting on 16 October 2017 at which time the following observations had been submitted to Cheshire East Council:

- The existence of the Parish Council's Neighbourhood Plan, and its increasing weight in planning terms, has been ignored; consequently, assessment of how the application complies with, or contravenes, policies in the Neighbourhood Plan, has not been made by the applicant.
- Most of the documents have stated clear limitations for their use by third parties, as they have been prepared in accordance with a scope and instructions from Muller Group Properties.
- The Air Quality document appears to ignore any contribution from properties on the proposed development, to the area's air quality and ignores Pear Tree School and the adjacent play area, as sensitive receptors, despite the wind rose of 2016. The situation is similar for properties on Bishops Wood and Broad Lane.
- The Acoustic Planning Report appeared to exclude any predictions or assessment of the noise impact arising from the development's construction or occupation; rather, it focused on noise entering the proposed development site from existing infrastructure and activities. There appeared to be no consideration of acoustic impacts from internally generated noise pollution, nor the impacts upon adjacent properties from the site.
- The existing Transport Assessment and associated traffic data were significantly out of date, having been prepared some 5 years previously for the initial application.

Members agreed that as the Neighbourhood Plan had now been completed, an additional comment should be made.

RESOLVED: That the following additional comment be made, in respect of both applications (12/3746N and 12/3747N) –

The Neighbourhood Plan was complete and would be subject to a referendum in mid-February 2018; this had been disregarded by the appellant.

113.2 Comments were invited on the following planning applications.

- 17/6162N 1 Comberbach Drive, Stapeley, CW5 7GS
Proposed two-storey rear extension and single-storey side extension with proposed drop kerb to the front garden for car parking.
- 17/6056N Brookbank, Newcastle Road, Willaston, CW5 7EJ
Single-storey kitchen extension
- 17/6049N 7 Stanyer Court, Stapeley, CW5 7RT
Proposed single-storey rear extension
- 17/5970N 16 Pollard Drive, Stapeley, CW56 7EQ
Proposed single-storey rear extension with minor internal alterations

RESOLVED: (a) That no objections be raised in respect of planning application No. 17/6162N and that the additional off-road parking space be welcomed;

(b) That no objections be raised in respect of planning applications Nos. 17/6056N, 17/6049N and 17/5970N.

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- 17/5846N 30 Hallams Drive, Stapeley, CW5 7RN
Proposed single-storey extension to side of existing dwelling and proposed Fencing around ownership boundary to retain existing garage within the applicant's secure curtilage

RESOLVED: That, in respect of planning application 17/5846N, the Parish Council express concern about the turning space and manoeuvrability for neighbouring cars.

113.3 Neighbourhood Plan – Completion of the Process

The Steering Group had met recently with the CEC Neighbourhood Planning Manager and the CEC Portfolio Holder for Housing, Planning and Regeneration would have made his decision earlier today. Members were able to view the decision during the meeting on the Cheshire East Council website and it was confirmed that the Portfolio Holder had accepted the Examiner's recommendations to make modifications to the plan so that it could be approved and proceed to referendum on 15 February 2018.

The Steering Group would hold a meeting in January 2018 to discuss publicity requirements for the referendum.

114 COMMUNITY HALL – AVAILABILITY OF OFFICE FOR PCSOs

PCSO Nick Jarvis had contacted the Clerk regarding the possibility of having a base within the parish, namely the Community Hall, to carry out clerical work and hold Police surgeries.

The Clerk had consulted with the Chairman about this matter and it was suggested that the Parish Council approve the arrangement. In February 2018, following completion of the shelving work in the male toilets, the equipment currently stored in the office could be moved and this would leave the office available for this purpose.

It would provide a visible Police presence and could act as a deterrent to those who would commit various acts of vandalism in the area.

RESOLVED: (a) That the proposal be welcomed; and

(b) That the Clerk (i) notify the Police that there was no landline in the hall and no Wi-Fi facility; and (ii) inform hall users, as a courtesy, that the Police would be using the office in the hall on a regular basis.

115 CONSULTATION – CHESHIRE EAST COUNCIL HOUSING STRATEGY 2018-2023

Cheshire East Council was consulting on its new housing strategy, setting out the Authority's vision and priorities for housing until 2023 and the Parish Council was invited to contribute towards the development and shaping of the strategy. The consultation began on 27 November 2017 and concluded on Monday, 8 January 2018.

RESOLVED: That the following comment be submitted on the CEC Housing Strategy 2018-2023.

The aims and objectives of the Strategy were laudable but there were no concrete steps identified to achieve the aims. Moreover, CEC had no power to compel the partners to participate in such a way that successful outcomes could be assured.

116 CONSULTATION – CHESHIRE FIRE AUTHORITY INTEGRATED RISK MANAGEMENT STRATEGY

Cheshire Fire Authority had launched its annual consultation on its Integrated Risk Management Strategy (IRMS).

RESOLVED: That the following comments be made on the Cheshire Fire Authority IRMS:

- The Strategy contained little reference to fire services in this area.
- There were only two full-time fire crews in Cheshire, both of which were in Crewe. This was inadequate generally, but particularly in view of the increase in employment and housing in this area.
- The Strategy appeared to be in conflict with the CEC Local Plan Strategy and did not make reference to the current proposal to reduce services in Nantwich and Crewe.

117 CONSULTATION – PRE-BUDGET CONSULTATION 2018-2021

This item had been deferred from the previous meeting and it was agreed that as there was an opportunity to submit observations up to 22 February 2018, the document be discussed at the January 2018 meeting.

118 QUOTATION FOR FITTING AED TO WALL OF CRONKINSON FARM PUB

It was reported that the Clerk, in consultation with the Chairman, had accepted a quotation from Island Electrical (based in Wirral) in the sum of £150-200 plus VAT for the fitting of the defibrillator onto the wall of the Cronkinson Farm Pub. This company had been recommended by North-West Ambulance Trust.

119 DATE OF NEXT MEETING

15 January 2018

.....Chairman

The meeting commenced at 7.30 pm and concluded at 9.20 pm