

**MINUTES OF A MEETING OF STAPELEY & DISTRICT PARISH COUNCIL
HELD ON 18 JANUARY 2016 AT STAPELEY COMMUNITY HALL, PEAR TREE FIELD, STAPELEY**

PRESENT: Councillor S Gwinn-Freemantle Chairman
Councillor M Theobald Vice-Chairman

Councillor E Boughey
Councillor J Davenport
Councillor M Docker
Councillor P Groves
Councillor J Hillman
Councillor K Nord

APOLOGIES: Councillors S Clough and M Malbon

120 DECLARATION 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.

Councillor P Groves declared a personal interest in agenda item 10 (Consultation – Cheshire East Council Pre-Budget Report - 2016-2017) on the basis that he was the Cheshire East Council Portfolio Holder for Finance and Assets.

No other declarations were made.

121 MINUTES – 14 DECEMBER 2015

RESOLVED: That the Minutes of the Meeting held on 14 December 2015 be approved as a correct record and signed by the Chairman, subject to the inclusion of Councillor J Davenport's name being included in the list of apologies.

122 PUBLIC QUESTION TIME

A member of the public made a statement in respect of agenda item 9.2 [Appeal – Land at rear of 144 Audlem Road (15/3868N)].

123 CLERK'S REPORT/INFORMATION ITEMS

There was no Clerk's report on this occasion; however, the following items were reported:

- Minutes of Stapeley Parish Action Group – 7 December 2015 (previously distributed)
- Police Cluster Meeting: 25 January 2016. A report of this meeting/ minutes, would be provided in the February report.
- Edward Timpson MP had acknowledged receipt of the Parish Council's letter in respect of the new Housing and Planning Bill and would provide a more detailed reply at a later date.

124 AUTHORISATION OF PAYMENTS

RESOLVED: That the following payments be approved:

£207.10	HMRC	Tax on Clerk's salary (£177.80 plus £29.30 employer's NI contribution)
£48.00	CVS Cheshire East	Payroll service – 1 October 2015 – 31 March 2016
£320.27	Cheshire Association of Local Councils	Contribution to cost of representation at the CEC Local Plan Examination

£78.94	Noel Wagstaff	Reimbursement for the purchase of spray cans for marking dog faeces.
£7,357.00	Groundwork UK	Reimbursement of unused portion of the grant of £7,850 made in respect of the Neighbourhood Plan.

125 RECEIPTS AND PAYMENTS STATEMENT – POSITION AT 31 DECEMBER 2015

RESOLVED: That the receipts and payments statement (1 April – 31 December 2015) be received and the bank reconciliation noted as follows:

	£
Total Receipts	86,719.74
<u>LESS</u> Payments	<u>-28,112.30</u>
	<u>58,607.44</u>
Gold Account	60,351.37
Current Account	432.16
	<u>60,783.53</u>
LESS Unpresented cheques/payments	-2,176.09
	<u>58,607.44</u>

126 NEIGHBOURHOOD PLAN STEERING GROUP

The minutes of the meeting held on 17 December 2015 were tabled at the meeting. The Steering Group had also met on 5 January 2016; the minutes would be submitted to the next Parish Council meeting.

127 PLANNING MATTERS

127.1 Planning Applications

The Parish Council was invited to comment on the following planning application:

15/5737N Oakfield, London Road, Stapeley, CW5 7JS
Listed building consent for proposed change of use of ground floor to provide 'granny annexe' related to house

RESOLVED: That no objections be raised in respect of planning application No. 15/5737N.

**127.2 Appeal – Land at rear of 144 Audlem Road (15/3868N)
(Appeal Reference APP/R0660/W/15/3139474)**

Following refusal of planning application No. 15/3868N, the applicant had appealed the decision. Comments already made would be taken into consideration by the Planning Inspector who would conduct the appeal by means of a Public Inquiry and site visit.

Any changes in comments already made needed to be sent direct to the Planning Inspectorate by no later than 26 January 2016.

Members agreed that the Housing Needs Assessment which had been carried out to inform the Neighbourhood Plan should be submitted to the Planning Inspectorate, together with the following statement provided by a member of the public who addressed the Parish Council earlier in the meeting.

1. The report entitled 'Stapeley and Batherton Neighbourhood Plan: Housing Needs Assessment', identifies the future need for housing in the parishes of Stapeley and Batherton from 2010 to 2030.

2. The net effect of household projections is an increase of 177 in the requirement for single person household; 368 for couples' households with no dependent children; and a decline of 65 in the requirement for family housing from two person households with dependent children.
(Stapeley and Batherton Neighbourhood Plan: Housing Needs Assessment, paragraph ES32.)
3. Future housing needs indicate:
 - a very large increase in the requirement for two-bed flats or houses;
 - a very large increase in the requirement for two- bed housing suitable for older people including downsizing flats, bungalows and housing with care and support
 - a decrease in the requirement for three-bed and larger houses.(Stapeley and Batherton Neighbourhood Plan: Housing Needs Assessment, paragraph ES33.)
4. Since 2010, the former Stapeley Water Gardens site has been under development and when completed, will provide 317 houses.
5. Phase 1 of the Stapeley Water Gardens development (12/1381N), will provide 146 houses of which 31 are one and two-bed houses or apartments. Of the 31 houses, there is one x one-bed house for full cost ownership, whilst most of the apartments are to be administered by the Plus Dane Group, a housing association company.
6. Phase 2 of the Stapeley Water Gardens development (14/2155N), will provide 171 houses of which 37 are one and two bed houses or apartments. At this stage it is not known how many will be available for private rental/full cost ownership although a number of apartments will be administered on a shared equity basis.
- 7.. The appellant's proposal for 104 houses in the parishes of Stapeley and Batherton will have 73 housing properties for market and 31 social and intermediate housing properties. The 31 houses are of the following designs:
 - Churchill design house: 9 units (2 bedrooms)
 - Baird design house: 3 units (3 bedrooms)
 - Claydon design house: 4 units (unknown)
 - Oakmere design house: 12 units (unknown)

(On 11 January 2016, the Wainhomes Sales Office was unaware of the existence of both the Claydon and the Oakmere designs and was, therefore, unable to confirm the number of bedrooms in each.)

CONCLUSION

Of the 317 houses currently under construction on the Stapeley Water Gardens site, 249 do not meet the future needs of the local area.

Of the 104 houses proposed in the appellant's application, 95 do not meet the future needs of the local area.

RESOLVED: That the statement made by the member of the public, as detailed above, together with a copy of the Housing Needs Assessment report, be submitted to the Planning Inspectorate as additional objections in respect of Planning Application No. 15/3868N and Appeal Reference APP/R0660/W/15/3139474.

(Note: Councillor J Hillman arrived during discussion of the item.)

127.3 Stapeley Gardens (David Wilson Homes)

It was reported that David Wilson Homes was seeking clarification of the following condition which had been placed as part of the planning permission for application 12/1381N when it was considered by the Strategic Planning Board on 1 August 2012.

'Prior to the commencement of development a scheme for improvements to off-site footpath access to Broad Lane School, at Broad Lane, Stapeley shall be submitted to the Local Planning Authority and approved in writing. This scheme shall be carried out in consultation with the Chairman and Parish Council. The improvements shall be provided in full on completion of 50% of the housing.'

Since that time, David Wilson Homes had requested Officers at CEC to provide details of these improvements and for the Officers to liaise with the Parish Council. To date, the Officers had been unable to confirm to David Wilson Homes the nature of the improvements required.

David Wilson Homes had inspected the footpath to the school and had not been able to identify locations where improvements were required. It appeared to be in good working order.

Members expressed concern that the CEC Planning Officers had been unable to resolve this matter. One of the Members had carried out his own research of the background documents on the CEC website and had viewed the Case Officer's report to the Strategic Planning Board. The Case Officer's report described two options for a suitable path connecting the development with Stapeley Broad Lane Academy.

Members discussed the two options for connecting the north to the south of Stapeley by means of a footpath, possibly improving the surface of Deadman's Lane, which ran between Broad Lane and London Road. It was agreed that a letter be sent to David Wilson Homes, inviting a representative to attend the next meeting (at 8.30 pm).

RESOLVED: (a) That a representative from David Wilson Homes be invited to the February meeting, attending at 8.30 pm, to allow much of the routine Parish Council business to be concluded prior to 8.30 pm; and

(b) That following the discussion, the Parish Council explore with both Cheshire East Council and David Wilson Homes, the most appropriate route for the footpath.

128 CONSULTATION – CHESHIRE EAST COUNCIL PRE-BUDGET REPORT (2016-2017)

Cheshire East Council had published its pre-budget report for 2016-2017, with a foreword by Councillor Peter Groves, Portfolio Holder for Finance and Assets. Feedback from Town and Parish Councils was invited by Monday, 15 February 2016.

RESOLVED: That Cheshire East Council be asked to consider including funding for street lighting in the parish in the interests of security.

129 COMMUNITY HALL – REFUND TO CLIENT

A client who used the community hall on 28 November for six hours at a fee of £72, commented that whilst she enjoyed the use of the hall most of her guests kept their coats on because the hall was very cold for much of the event.

The Parish Council was asked to consider if a partial refund should be made to the client.

RESOLVED: That as a goodwill gesture, a refund of £25 be made to the client.

130 PARISH NEWSLETTER

130.1 Draft Newsletter

A draft of the parish newsletter was submitted. The Parish Council was invited to suggest articles/amendments.

No specific date for publication had yet been agreed, but was anticipated to be during February. This would allow the Neighbourhood Plan Steering Group to provide an update in respect of progress on preparation of the Plan.

Following receipt of the Neighbourhood Plan update, the Clerk would revise the newsletter and issue it by e-mail to Members prior to printing and distribution.

130.2 Litter in the Parish

The newsletter included an item on litter in the parish. Volunteers, including parish councillors, had cleared a significant amount of litter from around the community hall on Sunday, 10 January.

It was agreed that a photograph of litter collected be included in the article which would feature as a prominent part of the Chairman's Message.

Members commented that much of the litter appeared to be discarded by school pupils who congregated around the Community Hall at lunchtimes.

RESOLVED: That Andrew Cliffe, Head Teacher at Brine Leas School, be invited to a future meeting to discuss litter in the parish and in particular to advise how pupils were encouraged to keep the area tidy and free from litter.

131 MEETING WITH POLICE AND CRIME COMMISSIONER

John Dwyer, the Police and Crime Commissioner was inviting representatives from across the local councils in Cheshire East to attend a meeting on Tuesday, 26 January at 6.30 pm in the Council Chamber, Municipal Buildings, Earle Street, Crewe, CW1 2BJ.

RESOLVED: That Councillors M Docker and E Boughey attend the meeting with the Police and Crime Commissioner on 26 January 2016.

132 CHESHIRE EAST BOROUGH COUNCILLORS

There were no specific Cheshire East Council matters to report.

(Note: Councillor P Groves withdrew from the meeting at this point in the proceedings.)

133 STAPELEY GARDENS – ENGAGEMENT WITH RESIDENTS

(Item requested by Councillor M Docker)

The Parish Council was invited to consider the merits of holding an engagement/welcoming event for the residents of Stapeley Gardens.

Members agreed to broaden the event to allow all residents of the parish to attend. The following general arrangements were agreed and would be finalised at a future meeting.

- The event be held in the Community Hall on 13 or 20 March between 11.00 am and 2.00 pm, subject to the availability of the hall.
- The purpose of the event was similar to a parish councillors' surgery where residents could raise issues of concern and be informed of the role of the Parish Council and councillors.
- The working title for the event was 'Community Cakes'. The event would be publicised in the Parish Newsletter, possibly re-titled.
- The Clerk would issue the final draft to Members prior to arranging for printing.
- Additional copies of the newsletter would be provided for Councillor J Hillman who would hand-deliver to households on the Stapeley Gardens estate.

134 DATE OF NEXT MEETING

15 February 2016

.....Chairman