

**MINUTES OF A MEETING OF STAPELEY & DISTRICT PARISH COUNCIL  
HELD ON 20 FEBRUARY 2017 IN STAPELEY COMMUNITY HALL, PEAR TREE FIELD, STAPELEY**

**PRESENT:** Councillor J Hillman In the Chair  
Councillor E Boughey  
Councillor S Clough  
Councillor M Docker  
Councillor S Gwinn-Freemantle  
Councillor P Groves  
Councillor M Malbon  
Councillor K Nord

**APOLOGIES:** Councillors J Davenport and M Theobald

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**108 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.

No declarations were made.

**109 MINUTES – 16 JANUARY 2017**

**RESOLVED:** That the Minutes of the meeting held on 16 January 2017 be approved as a correct record.

**110 PUBLIC PARTICIPTION**

There were no members of the public in attendance.

**111 FINANCIAL MATTERS**

**111.1 Authorisation of Payments**

**RESOLVED:** That the following payments be authorised:

£207.10	HMRC	Tax on Clerk's salary and employer's NI contribution.
£103.68	Thomson Planning	Re-issue of cheque. (£86.40 net and £17.28 VAT) At the December meeting, the Parish Council authorised this payment, but Mr Thomson has not yet received it. The cheque has been cancelled with the bank.
£1,587.35	United Utilities	Water and Wastewater – Community Hall (11 July 2016 – 10 October 2016)
Total for both periods		(11 October 2016 – 10 January 2017)
£495.00	Crystal Clean	Cleaning of community hall and opening/closing for private parties
£290.00	J Hillman	Replacement cheque for No. 1052 which had become spoiled.

**111.2 Amendment to Bank Mandate**

This item was withdrawn from the agenda at the Clerk's request.

## 112 NEIGHBOURHOOD PLAN – SEA OPINION

It was reported that the Borough Council was currently awaiting the outcome of the consultation on the Neighbourhood Plan which was part of the screening required. Of those consulted, Natural England and Historic England had responded and confirmed that there were no issues. The Environment Agency had yet to respond, but following this, Cheshire East Council would be able to issue a determination, and a copy of the screening document would be submitted to the Parish Council.

## 113 PLANNING MATTERS

### 113.1 Planning Applications

Comments were invited on the following planning applications:

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17/0015N	11 Comberbach Drive, Stapeley, CW5 7GS
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**RESOLVED:** That no objections be raised in respect of this planning application.

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17/0539N	Land rear of Cheerbrook Road, Willaston Reserved matters application following outline approve (14/5825N). Outline application for residential development for up to 100 dwellings with access and associated works.
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**RESOLVED:** That the Council object to planning application No. 17/0539N on the grounds of highway safety as the area was already grid-locked at peak times and this development would exacerbate the problem.

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17/0387N	Greenfields, Newcastle Road, Willaston, CW5 7EJ Reserved matters application for appearance, landscaping, layout and scale on outline approval 13/4405N
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**RESOLVED:** That the Council object to planning application No. 17/0387N on the following grounds:

- Visibility splay insufficient.
- Highway safety issues as the road was busy by virtue of the fact that the road was subject to the national speed limit.
- The dwellings were not in keeping with the Neighbourhood Plan which had now completed the Regulation 14 stage.
- Parking was inadequate (as identified in the Neighbourhood Plan policies)

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### 113.2 Planning Appeal

16/2016N	61B London Road (Woodlands House), Stapeley, CW5 7JL
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It was reported that the applicant had appealed the Borough Council's determination in respect of this application. The appeal commenced on 26 January 2017 and would be determined within five weeks.

Members reiterated their previous objections to this planning application, as follows and agreed that although these would form part of the documentation considered by the Planning Inspectorate, a further copy should be issued.

- Highway safety – road access in view of additional vehicles which would be using the entrance.
- Loss of privacy.
- The plot is designated as open countryside.
- Conflicts with Neighbourhood Plan which states that this type of dwelling does not comply in terms of housing mix, tenure and location.
- The parking provision in the Neighbourhood Plan is based on one parking space per bedroom (Policy H7 of the Plan).

### 113.3 Cheshire East Council Local Plan

Cheshire East Council had proposed a series of Main Modifications to the Local Plan Strategy – Proposed Changes (March 2016 version) which were considered necessary to make the Plan capable of adoption. A letter from Cheshire East Council was submitted, and this included a link to the documents on its website.

These modifications were now published for six weeks of public consultation ending at 5.00 pm on Monday, 20 March 2017.

The Parish Council was invited to consider delegating this matter to the Neighbourhood Plan Steering Group, but agreed that comments could be formulated at this meeting.

**RESOLVED:** That the following observations be submitted to Cheshire East Council in respect of the of Main Modifications to the Local Plan Strategy – Proposed Changes (March 2016 version):

- The Council gives general support for the document and urges its adoption at the earliest opportunity.
- Concern at loss of infill.
- Policy PG2 – Settlement Hierarchy  
This results in erosion of the protection currently afforded.
- Policy PG4a – Strategic Green Gaps  
Supports the amendment to 4 (iii), viz:  
*'within Strategic Green Gaps, Policy PG 5 (Open Countryside) will apply. In addition, planning permission will not be granted for the construction of new buildings or change of use of existing buildings of land which would .....*
  - i.....
  - ii.....
  - iii *Significantly affect the undeveloped character of the Green Gap, or lead to the coalescence between existing settlements.*
- MM17 – Policy SC4 – Residential Mix  
Welcomes the Insertion of new paragraph 12.35a, viz:  
*Neighbourhood Plans can play an important role in securing an appropriate housing mix. Their policies can reflect more local evidence regarding the need for particular types of housing.*

### 113.4 Planning Committee

The Parish Council was reminded that there had been two recent planning applications which were received after the January 2017 meeting, but not in sufficient time for them to be considered at this meeting. For this reason, the Council was now invited to set up a small Planning Committee which could consider minor planning applications (under 10 dwellings) in between scheduled meetings. The Committee would be given delegated authority to comment on such applications.

The applications referenced were –

- 17/0226N – 52 London Road – proposed single-storey rear extension.
- 17/0152N – 8 Clonners Field – first floor extension over existing garage and construction of single-storey rear extension.

Members agreed that, on balance, it would be more advantageous to call an extra-ordinary meeting of the Parish Council in these circumstances, rather than setting up a Planning Committee. If a Planning Committee meeting were called at short notice (but with a minimum of three days' notice) it might not be possible for all the Members to attend; however, if a Parish Council meeting was arranged, it would only be necessary for any four councillors to be present.

**RESOLVED:** That the Council decline to establish a Planning Committee at this time.

#### 114 AUTOMATED EXTERNAL DEFIBRILLATOR (AED)

As Members were aware, there had been some difficulty in arranging for the installation of the AED onto the wall of the Cronkinson Farm Pub. This had been owing to the unavailability of the electrician. The Clerk had contacted two other electricians, one of whom had provided a quotation for the work (£285.00 plus VAT).

The contractor had experience in fitting AEDs and following inspection of the unit itself and the cabinet to house the unit, was of the opinion that it was not 'fit for purpose'. It was plastic and had a fan unit only but no capability for electrical connection.

The cabinet was available for inspection at the meeting and Members noted that there were, in fact, electrical connectors.

**RESOLVED:** That the Clerk arrange for an alternative electrical to fit the defibrillator.

#### 115 LIFELINKS CHESHIRE EAST PROJECT

Local Councils in Cheshire East were being contacted about the Lifelinks project which had been commissioned by the *Cheshire East Better Care Fund* and jointly run by Age UK Cheshire East, and Peaks and Plains Housing Trust. The purpose of contacting local councils was to request support and assistance, although the type of support had not been specified.

The scheme focused on helping people in the community to make the most of life by supporting those who need assistance to stay healthy and maintain independence by working on a one-to-one basis, giving advice and support, tailored to their needs. It specifically assisted people:

- To become involved in local groups and activities in the community
- To learn to use computers, laptops and tablets to help them keep in touch with friends, family and the broader community/society
- By providing advice and information on home adaptations and equipment to help them live independently in their home.
- To prevent minor health conditions becoming a major problem.

Lifelinks had stated that the programme was having a real impact with many people across Cheshire East, but they considered that there was more to be done in the rural communities. For this reason, attempts were being made to organise a 'Rural Roadshow' by taking its outreach vehicle to raise the profile of this free service. Life Links Wellbeing was seeking local councils' help by –

- Helping to determine the most appropriate places to site the vehicle.
- Advertising the roadshow.

Once responses had been received from local councils, Life Links Wellbeing would arrange specific routes and dates with the aim of starting in March/April.

**RESOLVED:** That the Clerk contact Lifelinks, giving Councillor M Docker's details as the parish councillor who could spearhead this project.

#### 116 COMMUNITY HALL – CCTV

The Clerk had made enquiries of a company which offered advice on installation of CCTV. Documents were submitted for consideration. The Clerk had also contacted Mark Cotton, the civilian '*Designing Out Crime Officer*' for Cheshire Constabulary. He had responded as follows and had also provided a guidance document for Members' information.

*My previous advice was that you should consider spending your resources on "target hardening" – making the building more resistant to attack, but if these measures have been undertaken and you have funds available, then CCTV would be the next step.*

*As a Force we are unable to recommend any suppliers or CCTV types as there are no industry standards that I can work to. May I suggest that you enlist the services of a CCTV installer that carries industry installation accreditations (SSAIB or NACOSS). Most suppliers will be able to offer you some advice on quantity of units needed and details about recording devices.*

There was a full discussion about CCTV for the community hall itself. Some Members suggested the possibility of widening the cover to include areas beyond the curtilage of the community hall. As this was on land which came within the control of Cheshire East Council, the Parish Council could not take action.

Councillor Peter Groves undertook to contact the appropriate Director at Cheshire East Council and report back.

(Note: Councillors S Clough and P Groves withdrew from the meeting at this point in the proceedings.)

## **117 CIVIC PRIDE WORKING GROUP**

The Parish Council received the notes of the Civic Pride Working Group meeting held on 31 January 2017. The notes outlined projects planned for the year:

- Christmas trees in 2017  
Possibly two to be provided, one of which could be located in the vicinity of Stapeley Gardens
- Dog-fouling  
Include an item in the parish newsletter, using one of the photographs displayed in the notes.  
During discussion of this item, it was reported that 67 piles of dog faeces had strewn the pathway between the community hall and the estate, on one day.  
Councillor Hillman undertook to liaise with the Community Wardens about the possibility of enforcement.

## **118 INFORMATION ITEMS**

### **118.1 Police Cluster Meeting – 23 January 2017**

This event was attended by Councillor M Docker who issued an e-mail to Members following the meeting. He reported that the topic of CCTV had been raised and the meeting was informed that Mark Cotton, the civilian Police Adviser on housing estate planning, would be available to local councils to offer advice on property security.

### **118.2 The following documents were provided for information.**

- Minutes of a Meeting of Stapeley Parish Action Group (28 November 2016)
- Town and Parish Councils Conference – 28 November 2016 (outcomes)

### **118.3 Parish Notice-Board**

Some residents had commented that they could not read the notices in the parish notice-board and it had been suggested that agendas and other documents should be printed in larger font.

The Clerk reported that documents were printed in Arial 12-pitch which was recommended by the IRIS Vision Resource Centre in Crewe and was appropriate for people with sight defects.

The Clerk was asked to enquire if Mike Brookes (who had installed the 'Community Hall' sign) could replace part of the grass in front of the board, with some flag-stones to allow people to stand closer to the board.

**119 PARISH NEWSLETTER**

The following items were to be included in the newsletter which will be submitted to the March meeting for approval. Articles to be provided by Members were requested for submission to the Clerk by no later than 6 March.

Chairman's message	Councillor M Theobald
Update on the Neighbourhood Plan	NP Steering Group
Parish Councillor surgeries	Saturday, 22 April 2017
Subject to the availability of those Members who were not present at the meeting.	
Lifelinks Project	
Older Persons Coffee Club – Broad Lane Methodist Chapel	Councillor M Docker
Dog Fouling	Councillor E Boughey
For information, a copy of a previous article on dog-fouling, was provided for Members' with a suggestion that this could be used as the basis of the article.	
Muller Homes planning appeal – Update from	Councillor P Groves

A draft newsletter would be submitted to the next meeting.

**120 DATE OF MEETING**

**20 March 2017**

.....Chairman

The meeting commenced at 7.30 pm and concluded at 9.45 pm