

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

PRESENT: Councillor M Theobald Chairman
Councillor M Docker
Councillor S Gwinn-Freemantle
Councillor J Hillman
Councillor K Nord

IN ATTENDANCE: Three members of the public

APOLOGIES: Councillors E Boughey, S Clough, J Davenport, P Groves and M Martin

Prior to the start of the meeting, Members observed a moment's silence as a mark of respect following the death of Mark Williams on 25 February 2017.

121 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.

122 MINUTES – 20 FEBRUARY 2017

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

123 PUBLIC PARTICIPTION

Members of the public addressed the Parish Council in respect of planning application No. 17/1184N (Land off Broad Lane, Stapeley) each of whom objected to the application.

124 PLANNING APPLICATIONS

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

17/1184N	Land off Broad Lane, Stapeley Outline application for eight detached dwellings with access only and all other matters reserved.
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It was reported that Councillor Peter Groves (as a Borough Councillor) had called-in this planning application which meant that its determination would be by the Southern Planning Committee, rather than a Planning Officer. Councillor Groves had also requested that the Committee make a site visit.

Members discussed in detail, objections to the planning application. The Chairman read to the meeting his own observations and these were supported by other Members. The Clerk had noted the majority of the objections, following which the Chairman undertook to provide his own detailed list to the Clerk to enable the full list of objections to be submitted to Cheshire East Council.

RESOLVED: (a) That the following observations, as recorded by the Clerk, be made in respect of planning application No. 17/1184N –

- 1) Access will adversely affect highway safety generally, but particularly for construction vehicles during the build.

- 2) The size of the proposed houses is such that each will require five parking spaces per house (this is based on Policy H6 of the Neighbourhood Plan which has now completed Regulation 14 and has been issued to CEC under Regulation 15) which states '*new housing developments will be required to provide a minimum of two off-road parking spaces for units with 1-2 bedrooms. Houses with 3 or more bedrooms are not required in the area however if 3, 4 and 5 bedroomed houses are granted consent then 1 off-street parking space shall be provided within the curtilage of the property for each bedroom. Garages provided as part of any new development shall be able to accommodate a standard family car and allow for access and egress by the driver when the car is in the garage.*'
 - 3) Policy H6 of the Neighbourhood Plan specifically addresses car parking places and states '*New housing developments will be required to provide a minimum of two off-road parking spaces for units with 1-2 bedrooms. Houses with three or more bedrooms are not required in the area however if 3, 4 and 5 bedroomed houses are granted consent then one off-street parking space shall be provided within the curtilage of the property for each bedroom. Garages provided as part of any new development shall be able to accommodate a standard family car and allow for access and egress by the driver when the car is in the garage.*'
 - 4) A full transport impact assessment needs to be carried out at peak times to ensure that accurate readings are recorded.
 - 5) Housing Policy H1 of the Neighbourhood Plan references infill and states '*New development will be supported in principle provided that it is small scale, and in character with Stapeley and Batherton and delivered over the period of the Plan and falling within the following categories. H.1.1 Infill Development Infilling of a small gap in the built area an otherwise built up frontage of up to two dwellings in character and scale with adjoining development, within the settlement boundary.*' Exceptions permitted are in respect of the settlement boundary but this is not considered to be a rural exception.
 - 6) The development is in contravention of Policy H.1 of the Neighbourhood Plan which states '*H 1.5 Greenfield Development. To meet the Objectively Assessed Housing Need, a maximum of 10 new houses will be permitted on any one available and deliverable greenfield site immediately adjacent to the existing settlements of Stapeley and Batherton. Such developments should not be co-located with other new housing development unless there are demonstrable sustainable benefits from doing so.* The report states that the development has been brought about by local demand, but this is challenged by the Parish Council as the Housing Needs Assessment which forms part of the Neighbourhood Plan demonstrates that there is a need for three and four bedroom homes and starter homes.
 - 7) The development makes no reference to low-cost and affordable housing.
 - 8) The development contravenes Policy H5 (Settlement Boundary Development) of the Neighbourhood Plan, which states that the settlement boundary within the Neighbourhood Plan area will '*be focused on sites within or immediately adjacent to Stapeley, with the aim of enhancing its role as a sustainable settlement whilst protecting the surrounding countryside. The Neighbourhood Plan proposes a Settlement Boundary for Stapeley and Batherton based upon the existing defined Settlement Boundary in the Crewe and Nantwich Local Plan 2005.*'
 - 9) The main access to the school (Stapeley Broad Lane Academy) fails to show that one of the entrances will create a crossroads which will be a highway safety issue.
 - 10) The documentation provided with the application is significantly out-of-date; for example, at least 10 years ago, two houses on Broad Lane were joined together to create one dwelling, but the documentation shows this as two dwellings. (64 Broad Lane).
 - 11) The development does not take into account Policy GS 7 of the Neighbourhood Plan (Environmental Sustainability of buildings).
 - 12) If the Borough Council is minded to approve the application, it should be conditioned to provide for a lay-by to minimise traffic congestion.
- (b) That the notes, as detailed by the Chairman, be provided to the Clerk to enable a full set of observations to be made by the due date of 5 April 2017;

(c) That the Planning Committee be urged to make a site visit during school drop-off or collection times; and

(d) That Cheshire East Council be requested to involve the Parish Council at the reserved matters stage to allow Members to input on the more detailed aspects of the development.

17/1469N	53 Haydn Jones Drive, Stapeley, CW5 7GG Replacement of conservatory with extension to kitchen.
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RESOLVED: That no comments be made on planning application No. 17/1469N.

17/1254N	9 Mottram Drive, Stapeley, CW5 7NW Proposed single-storey front and side extension with a two-storey side extension behind. Modernisation of existing dwelling with render, Cedar cladding and grey windows and doors.
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RESOLVED: That no comments be made on planning application No. 17/1254N.

125 AUTHORISATION OF PAYMENTS

RESOLVED: That the following payments be authorised:

£207.10	HMRC	Tax on Clerk's salary and employer's NI contribution.
£702.00	Crystal Clean	Cleaning of community hall and opening/closing for private parties (£585 net and £117 VAT)
£115.20	Holdfast Securities	Purchase of additional keys for community hall (£96.00 net and £19.20 VAT)

126 NEIGHBOURHOOD PLAN – STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) OPINION

It was reported that the SEA Opinion had now been received and Cheshire East Council (CEC) had confirmed that no further evidence was required. This meant that the Council could proceed to Regulation 15 of the process which was to forward the final Neighbourhood Plan to CEC, which in turn would, under Regulation 16, publish the Plan for six weeks.

RESOLVED: That the final Neighbourhood Plan be forwarded to Cheshire East Council under Regulation 15 of the Neighbourhood Plan Regulations.

127 STREET LIGHTING

During discussion of the budget for 2017-2018, Members had agreed that for the following year (2018-2019), consideration should be given to up-grading the 18 street lights owned by the Parish Council, with the possibility of them being adopted by Cheshire East Council (CEC).

The Clerk had made enquiries of CEC; Katie Henshall, the Street Lighting Team Leader, and her colleague, Ian McLellan, had agreed to attend the Annual Council Meeting on 15 May 2017 to discuss the up-grading of the street lighting. As this was a meeting where the agenda order was prescribed by the Standing Orders, the Clerk had suggested that they attend at 8.00 pm. The item would appear on the agenda at the appropriate point in the proceedings, but the Chairman had the discretion to bring the item forward.

128 PARISH NEWSLETTER

A first draft of the Parish Newsletter was submitted and Members discussed and **AGREED** the contents which included the following items, yet to be provided:

<u>Chairman's Message</u>	Councillor M Theobald to provide.
<u>Neighbourhood Plan Update</u>	To be provided by the NP Steering Group

Civic Pride Working Group

This had been partially-completed by the Clerk. Councillor E Boughey (or other Civic Pride WG Member) to complete the article.

Dog-Fouling

Councillor E Boughey to provide.

Obituary – Mark Williams

The Clerk to write to the late Mark Williams' father to seek permission to include the obituary.

It was noted that the newsletter would need to be distributed to allow sufficient time for residents to be notified of the Parish Councillors' surgery to be held on 22 April 2017 (10.00 am – 2.00 pm).

129 PARISH COUNCILLORS' SURGERY

This item had been addressed as part of the discussion under Minute No. 128 above.

130 CIVIC PRIDE WORKING GROUP

This item had been addressed as part of the discussion under Minute No. 128 above.

131 CCTV – COMMUNITY HALL

At the previous meeting, Councillor Peter Groves had undertaken to contact one of the Directors at Cheshire East Council in respect of the provision of CCTV more widely in the parish, rather than restricting it to the community hall area.

Councillor Groves had contacted the Director who had passed this to her CCTV team. A response was awaited.

132 OUTSTANDING ACTIONS

At the previous meeting, the Clerk had been tasked with the following actions, none of which had yet been carried out yet.

- Make arrangements for slabs to be placed in front of the notice-board to allow residents to view the contents more easily.
The Clerk has asked CEC for permission, but had not yet contacted the contractor who would be able to carry out this work.
- Arrange for an electrician to fit the defibrillator.
- Ask Cheshire East Council for permission to purchase and install 'dog poo' dispensers.

133 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That in accordance with Paragraph 1 (2) of The Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting during consideration of the following item, owing to the confidential nature of the business to transacted and the public interest would not be served in disclosing that information.

134 COMMUNITY HALL

The Parish Council considered the Clerk's report which gave details of a regular user who had requested exclusive use of the office to store equipment.

The Parish Council **AGREED** that prior to taking a decision on this matter, the user be asked for details about the size of the equipment to be stored.

135 DATE OF MEETING

24 April 2017 (Fourth Monday in the month)