



Goostrey Parish Council

The Village Hall

Goostrey

Cheshire

CW4 8PE

01477 535825

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 13th OCTOBER 2015 at 7.30pm IN THE VILLAGE HALL LOUNGE

Present: Cllrs. Godfrey (Chairman)(PG), McCubbin(Vice-Chairman)(CMcC), Bennett (RB), Caulkin (CC), Lenihan (GL), Morris (KM), O'Donoghue, (IO) and Rathbone (TR)

In attendance: Cheshire East Cllr. A Kolker, Sharon Jones, Clerk to the Council, 5 Members of the Public

- 10.15.1. Declaration of Interest** - KM and RB declared an interest in Planning Matters regarding the Gladman item and IO declared an interest in the Bloor Homes item.
- 10.15.2. Apologies for absence** - There were apologies for absence from Cllrs Craggs and Williams.
- 10.15.3. Minutes:** To approve and sign the Minutes of the meeting of 8th September 2015.
Resolved: *The Parish Council resolved unanimously to approve the minutes of the meetings of 8th September 2015.*
- 10.15.4. Cheshire East Matters** – Cllr Kolker reported that the Leisure Centre in HC at the old AP Club is nearing completion and will have the most up to date gym equipment. He also said he had been contacted by Sibelco since their Planning Exhibition at the weekend and they wanted to discuss the issue of the amount of traffic that would be generated by the Sand Quarry entrance on New Platt Lane should they be granted permission to go ahead. There is concern from residents and the Parish Council about this issue particularly the impact on traffic at the junction of New Platt Lane and the A50.
- 10.15.5. Committee Matters** - To receive reports from the:
Finance Committee Meeting on 5th October – CMcC summarised the minutes of the meeting.
Resolved: *The Parish Council resolved unanimously to approve the accounts for Q2 2015-16 2015.*
Resolved: *The Parish Council resolved to support the Finance Committee's proposal to pay the 2014/15 Recharge Fee of £8,516.21 to Cheshire East Borough Council.*
Amenities Committee Meeting on 6th - GL summarised the minutes of the meeting, the main point being the Senior's Lunch. GL proposed that the Parish Council support the recommendation of the Amenities Committee to go ahead with the work to trees on the Bogbean at a cost of £1,360
Resolved: *The Parish Council resolved unanimously to approve the recommendation of the Amenities Committee to carry out the work to the trees on the Bogbean to a value of £1950 plus VAT to include the removal/grinding of the stumps of the trees to be felled.*
Village Hall Management Committee Meeting on 14th September – RB summarised the minutes of the meeting highlighting that the work to replace the ceiling and lighting at a cost of approximately £4,000 plus VAT, would be carried out during half term week. He also confirmed that the Village Hall floor which had been damaged by water leaking from corroded heating pipes would be repaired during half term, as the metal pipes have now been replaced with a material that will not corrode. RB also commented that the church has issued car parking tickets to allow residents attending church to park in the Red Lion car park. The Red Lion may allow parking for weddings and funerals one off agreements but residents should not assume they can park in the Red Lion car park without checking first.
- 10.15.6. Planning Matters** – To receive a report from the Planning Committee Meetings on 29th September and 13th October.
CMcC reported on the Planning Committee meeting on 29th September .
- **15/4094C** - Swanwick Hall, BOOTH BED LANE - Listed Building Consent for alterations and extension to existing dwelling - Comments due to CEC Planning by 8th October 2015.
Decision: *Draw planners attention document presented at the Strategic Planning Board (23rd Sep) to reinforce Cheshire East Strategic Planning Board's objection regarding harm to the*

setting of Swanwick Hall. Request the Heritage Officer should ensure that if he recommends the Swanwick Hall application 15/4094C for approval that he does not compromise Cheshire East's Strategic Planning Board updated objection to 14/5579C which is now going to an appeal.

- **15/4173C** - The Ponds, 118, MAIN ROAD - Variation of Condition 2 (Landscaping) on Application 12/3919C.

Decision: No Objections

- **15/4065C** - Jodrell Bank Farm, BRIDGE LANE - 6587 - A New Agricultural Worker's Dwelling within Barn Conversion.
- **Decision:** No Objections **Appeal for Application 14/5579C - Land off MAIN ROAD, GOOSTREY** - Outline application for residential development comprising of up to 119 dwellings (including a minimum of 30% affordable housing), structural planting and landscaping, informal open space, surface water attenuation, a vehicular access point from Main Road and associated ancillary works.
- **Decision:** Apply for Rule 6 Status, check availability and costs for Barrister.

PG reported on the Planning Committee meeting on 13th October.

- **15/4576C** - Land South of the Paddock, Booth Bed Lane - Outline application for the erection of a single self build dwelling, garage and garden curtilage on land located to the west of Booth Bed Lane, Goostrey. The application also promotes the creation of a vehicle passing place within the site, and the minor widening of the verge to create a safer and more efficient entrance to / from Booth Bed Lane.

Decision: Objection for reasons the applicant acknowledges in their Planning Statement.

1. It is outside the Goostrey Settlement Zone Line so it conflicts with Policy PS5 in the Congleton Borough Local Plan and
2. It is in designated Open Countryside

- **15/4523C** - 30, New Platt Lane - front facing two storey extension

Decision: No Objections

- **15/4071C** - Entrance Walls (Bloor Homes Development) - The Boundary, New Platt Lane

Decision: The Parish Council objects to this application as it is not in keeping with the street scene of New Platt Lane or the rest of the village

- **Appeal for Application 14/5579C** - Land off MAIN ROAD, GOOSTREY - The Planning Committee resolved to recommend acceptance of the draft rule 6 statement circulated.

Sand Quarry – There was some discussion however, the PC cannot make any decisions until the application is submitted to CEC.

Bloor Homes – CMcC reported that she had been contacted by a representative of Bloor Homes and had been told that at a board meeting the Directors of Bloor Homes had decided that the SDU would be moved to a location of our choice. Bloor Homes informed that the PC does not want to move the SDU. **Action:** Clerk to take advice from CEC Highways. CMcC to write a letter for the Clerk to send to Bloor Homes. IO mentioned that residents have complained about the hours of work, language from staff on site.

Gladman Developments Appeal – Deadline for rule 6 statement is 25th October

Resolved: The Parish Council resolved to recommend acceptance of the draft statement circulated.

Resolved: The Parish Council resolved to instruct a barrister to represent the Parish Council at the Inquiry to a value of £15,000 +VAT.

Action: Clerk to request Poole Alcock to instruct the barrister and to arrange for the barrister to comment on the rule 6 statement and to give advice as to whether the sustainability objection would be recognised as a valid argument by the Inspector.

10.15.7. Financial Payments

Resolved: The Parish Council resolved unanimously to approve the payments in Schedule 10/15.

GL and PG signed Payment Schedule 10/15 and the list of the electronic payments to be made from the GPC bank account on 15th October. CMcC checked and authorised the payments made from GPC bank account on 10th September 2015.

10.15.8. Clerk's Report

Actions from the Last Meeting

- a. KM will write a draft statement, and TR and CMcC to review. Clerk to reply by 14th September to confirm that the PC will be making a written statement. Completed.
- b. Clerk to contact the School to see if the children can sing for the guests at the lunch. Completed.
- c. EW indicated that she had received a quote of £100 for work to trees on the Bogbean. Clerk to contact supplier to find out what the quote includes. Completed. Await CEC Highways response.
- d. KM to draft the Rule 6 Application and comments, TR and CMcC to review. Completed.
- e. KM to ask Professor Garrington if he can show the south west quadrant on a map. Actioned by PG.
- g. Clerk to contact the case officer at the Planning Inspectorate and the CEC Planning Officer to advise that we are applying for Rule 6 status. Completed.
- h. Clerk to check with Highways when there will be a decision on the no waiting zone proposal. Completed. No waiting zone will not go ahead.
- i. Clerk to check when Goosegate will be repaired. Completed – will be during half term.

Correspondence Received

- a. K TRUEMAN - Resumption of the Examination of the Cheshire East Local Plan Receipt of documentation
- b. Ann Wright Websites & Technology Training/Information Session
- c. HULLAND, Nick - FW: The Boundary, on New Platt Lane - Application for a Wall by Bloor Homes
- d. DONKIN, Anne - RE: Recommendations for tree work
- e. Beverley Brown – LCAS – Quality Parish Council Administration
- f. Sherilyn Bloor - Re: Parish Council Land Adjacent to the Burial Ground
- g. Gavin M Hollinshead - Street Lighting Fault Report - Enquiry 4794734
- h. TICKLE, John RE: Machines on Grass at Shearbrook Steps
- i. Terry Collins - Diggers
- j. S Ball - Jewson lorry damaging Box Hedge at Shearbrook Steps
- k. Mark Ronson RE: Rule 6 Documents for the barrister
- l. Team P7 - This is an automated response from The Planning Inspectorate.
- m. Nicola Cole - Sibelco - Rudheath Lodge Planning Exhibitions
- n. Skinner, Helen - FW: Rule 6 - Appeal Number: APP/R0660/W/15/3129954 (Cheshire East) 14/5579C
- o. WAKEFIELD, Paul RE: 14/5579C Land off MAIN ROAD, GOOSTREY
- p. Jonathan.Challis@manairport.co.uk RE: Invitation to Manchester Airport PC Meetings September 2015
- q. Lucy Hughes Neighbourhood Plan newsletter
- r. BATEMAN, Stuart RE: Road Signs in Need of Repair

Update on Quality Parish Council Status

Resolved: *The Parish Council resolved to support the proposal to allow its quality status to lapse to allow time to put the new requirements for quality status in place before re-applying for quality status.*

- 10.15.9. Highways & Speedwatch** - CC mentioned that a resident had reported a dark blue Mondeo is often parked on Buckbean Way near the junction with Mill Lane, he has checked and it is not a stolen car however it could be owned by one of the builders working on the new house on Main Road. The SDU had been repaired and put back at Shearbrook Steps. CC will publish a new schedule for Speedwatch sessions. There have been complaints from residents about low loaders going in and out of the Bloor Homes development on New Platt Lane. The no waiting zone and yellow line scheme near St Luke's Church will not be implemented. PG has written an article for the Parish Council Newsletter. **Action:** Clerk to put this article in the PC item for the Parish Magazine for November.
- 10.15.10. Local Policing** - TR attended the Local PCC meeting on 17th September. He reported that a number of Parish Councils were inviting their local PCSO to attend their PC meetings. **Action:** Clerk to arrange for PCSO Jill Cope to attend PC meetings on a quarterly basis.
- 10.15.11. Youth Facilities Working Party** – CMcC reported that the demolition of the old youth centre was near completion and praised the Scouts for their fund raising efforts. She confirmed that any grants from WREN would require that the building to be for community use.
Resolved: *The Parish Council resolved to transfer the funds of £3,303.03, held in trust from GYPP and the Goostrey Residents association, to the Scouts for the new youth facility.*
- 10.15.12. Friends of Goostrey Station** – CC reported that the Water supply was not installed on 14th September because United Utilities needed the road to be closed in order that they could bore under the road to connect to the mains water supply. A number of plants have died this summer

because of the lack of water. **Action:** CC to ask CEC Highways if they can help speed this up.

- 10.15.13. Goostrey Archive Group** – GL reported that the next meeting will be on 6th January. A lot of work being done at Blackden Trust at present. The group are urgently looking for a clean dry storage area for the storage materials donated. It is likely that the Archive Group will be at the Senior Lunch this year to collect more stories from residents.

- 10.15.14. Neighbourhood Plan (NP)** – TR reported that the survey questionnaire has been drafted. By returning the questionnaire residents can enter a Prize draw. TR proposed that the Parish Council approve the amount of £150 for prizes.

Resolved: The Parish Council resolved to support the proposal for £150.00 for the survey questionnaire prize draw.

TR mentioned that the NP committee felt that it would be necessary to carry out a Housing Needs survey. He said it would cost in the region of £6,500. **Action:** TR to send a proposal to all councillors for discussion at the next Parish Council meeting. **Action:** Clerk to add the Housing Needs Survey proposal to the agenda of the November meeting. **Action:** KM to circulate a copy of the survey questionnaire to councillors before Friday 16th October for comment.

CC read out a letter from a resident to the NP Committee thanking them for the work they are doing for the village.

- 10.15.15. Friends of Booth Bed Lane Play Area** – IO reported that a PCSO will police the Play area as there have been instances of antisocial behaviour from older children and dogs on the field. There is a lot of interest on the Facebook site. The group wants to canvas residents in November, and will take advice to ensure that the consultation is valid. There is no free play equipment available from ANSA. David Johnson doing all the work. **Action:** PC to write to CEC to ask for funds from S106 agreement for Bloor homes development to be transferred to Goostrey.

- 10.15.16. Councillor Liaison Roles - Broadband** - PG and KM attended a meeting with the team and it seems that high speed has been redefined as only 24 mbps compared to a previous target speed of 30mbps. PG is concerned that people connected to the Twemlow Cabinet are getting speeds below this government target speed. He will survey the residents concerned and report back. Connecting Cheshire are proposing a voucher scheme for people who cannot get fibre-based broadband.

- 10.15.17. Village Planting Scheme** – Referred to the Amenities Committee.

- 10.15.18. Minor Items & Items for the Next Agenda:**

- Newsletter – The Clerk confirmed that the Newsletter would be ready for delivery during week commencing 19th October
- The Clerk raised a proposal to replant the garden in the church yard be added to the agenda for the next meeting. RB indicated that nothing could be done with the garden without discussions with the Church as residents ashes are buried there.
- CMcC announced that a resident would be 100 years old in October and recommended the PC sent its congratulations.
- Mrs Kettle is having a sale as she is reducing the amount and variety of stock she keeps.

- 10.15.19. Date of Next Meeting:** The next PC Meeting will be held on 10th November 2015.

- 10.15.20. PART TWO - MEMBERS OF THE PRESS AND PUBLIC ARE ASKED TO RETIRE.**

In accordance with the Public Bodies (Admission to Meetings) Act 1960, as extended by the Local Government Act of 1972, the press and public are excluded from the meeting for the discussion of the under mentioned items on the grounds that the publication of the matters would be prejudicial to public interest by reason of the confidential nature of the business to be transacted.

Youth Centre Project Commercial Development

Resolved: The Parish Council resolved to accept an offer for the building plot next to the site of the New Youth Facility subject to completion by 1st December 2015 and to instruct Poole Alcock to act for the Parish Council in this matter.

Action: Clerk to confirm acceptance of the offer to the Agent and to instruct Poole Alcock.

- 10.15.21. Closure of Meeting** – The meeting closed at 10.15pm

Public Session

A resident expressed concern about parking at the junction of Bank View and Main Road. **Action:** CMcC to contact Dane Housing.

These minutes will be submitted for approval at the next meeting. Until then they are draft minutes.