



Goostrey Parish Council

*The Village Hall
Goostrey
Cheshire
CW4 8PE*

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MINUTES OF THE ANNUAL MEETING OF THE PARISH COUNCIL

HELD ON TUESDAY, 13th MAY 2014 at 7.30pm IN THE VILLAGE HALL

Present: Cllrs. M^cCubbin (Outgoing Chairman) (CM^cC), Caulkin (CC), Collins (SC), Craggs (DC), Godfrey (PG), Leake (ML), Lenihan (GL), Rathbone (TR), & Salmon (GS)

In attendance: Cheshire East Cllr. Andrew Kolker (AK)
Sharon Jones, Clerk to the Council
12 Members of the Public

05.14.1. To Approve Standing Orders

***Resolved:** The Parish Council resolved unanimously to approve the standing orders dated 13th May 2013.*

05.14.2. To Elect A Chairman

The outgoing Chairman nominated Cllr Peter Godfrey for the role of Chairman. CC seconded the nomination.

***Resolved:** The Parish Council resolved unanimously to appoint Cllr Peter Godfrey to the role of Chairman.*

05.14.3. To Sign Declaration of Acceptance

Cllr Peter Godfrey signed the Declaration of Acceptance.

The Chairman thanked the previous Chairman for her robust and energetic leadership of the PC over the past 2 years and proposed a formal vote of thanks which was carried unanimously.

***Resolved:** The Parish Council resolved to formally record its thanks to Cllr McCubbin for her service as Chairman of the Parish Council for the last 2 years.*

05.14.4. To Elect A Vice Chairman

The Chairman proposed Cllr Cath McCubbin for the role of Vice Chairman.

***Resolved:** The Parish Council resolved unanimously to appoint Cllr Cath McCubbin to the role of Vice Chairman.*

05.14.5. To Elect a Responsible Financial Officer (RFO)

The Clerk was nominated as the RFO.

***Resolved:** The Parish Council resolved unanimously to appoint the Clerk to the role of RFO.*

05.14.6. Declaration of Interests

DC declared an interest in the Planning Application for 15b Station Road.

05.14.7. To Accept Apologies for Absence

Apologies were received from Cllr Fagan.

05.14.8. To Appoint Committees

The Chairman proposed that the committees remain the same as for 2013/14.

05.14.9. To Appoint Representatives for Bodies

Resolved: The Parish Council resolved to appoint representatives to bodies as follows:

VHPPF – GL

CHALC – ML

Rail Network Group- CC

Airport Liaison – DC & CC

Newsletter Editor – Clerk & PG

LAP – no representative was appointed

05.14.10. To Consider Subscriptions

Resolved: The Parish Council resolved to continue with subscriptions as for 2013/14.

05.14.11. To Appoint Signatories – GS recommended this was left the same.

Resolved: The Parish Council resolved to continue with same signatories as for 2013/14.

05.14.12. To Approve the Minutes of the 8th April 2014

Resolved: The Parish Council resolved to accept the minutes as a true record of the meeting.

05.14.13. Cheshire East Matters

Cllr Kolker (AK) reported that there had been confusion in the press regarding Cheshire East Council's (CEC) 5 year supply of housing land. CEC maintains it has a 5 year housing land supply but it needs to be ratified by the Inspector. If a land developer decides not to build the site cannot be considered part of the housing land supply. Sites with a S106 agreement that has not been signed by the developer cause an issue as these sites are deemed not deliverable. Even if all those sites are taken out of the total amount of housing land CEC still has a more than a 5 year supply of housing land. The NPPF guidance notes, have been issued by government, which indicate that students halls of residence, houses of multiple occupancy, and homes for senior citizens can also be included in the total housing land supply. If we include them the total is far in excess of the required 5 year housing land supply. CEC was disappointed to have lost the Elworth appeal. The Inspector did not feel CEC had a strong enough case. There may be more appeals but this does not mean CEC does not have the 5 year housing land supply. The appeal in Audlum, which will be coming up shortly, will be an important case. The result will again be dependent on the 5 year supply of housing land.

Dane Meadow Park opened on Sunday, access is via Daresbury Close, Holmes Chapel.

The Chairman introduced the subject of the meeting the PC had with Fiona Bruce MP(FB) on Friday 9th May. FB shares the PC concerns, however she does not feel she is being listened to by the Government. PC is frustrated and bemused by two levels of government fighting each other with the result that the electorate and the residents are having unwanted housing forced upon them. The PC has passed on residents' concerns to FB to provide her with further ammunition to take to the Government.

Vice Chairman continued by explaining the frustration FB has expressed with the current situation. The 5 year housing land supply and the local plan are two different things. The PC does not agree that Goostrey is Local Service Centre (LSC) and neither does FB, our housing allocation in association

with Holmes Chapel (HC) is zero but until the 5 year housing land supply is ratified we remain in danger from developers.

The Vice Chairman spoke to Cllr D Brown of CEC, who is also frustrated with the ratification process for 5 year housing land supply. ML mentioned that Prof Simon Garrington (SG) of Jodrell Bank was also present at the meeting with FB and that he presented a strong case. The Vice Chairman asked how many applications can be taken to appeal before the 5 year supply is ratified. AK stated he was not happy that FB was criticising CEC and that they will keep defending appeals.

The Chairman emphasised that the PC was trying to show that the council is passionately concerned to protect the village, but was frustrated with the process. He asked for residents help to push this through to the government and get the process changed. AK stated that he and Cllr Gilbert are also dedicated to protecting villages, and reiterated that there are no houses planned for Goostrey. The Chairman commented that the Local Plan that the plan is not yet in effect. The PC has written to FB and hope she will convey this to Mr Boles.

He then quoted from M de Kretser's recent mail regarding housing land supply. AK responded that he did not disagree with what the Chairman said. The Chairman encouraged residents to make their views known to FB.

05.14.14. Committee Matters

Amenities Committee - SC said that the film show of War Horse had been very successful and enjoyed by all who attended. There was a profit £100.00 (after 65% of profit paid to Reels on Wheels) on ticket sales and the Bar made £88.09. It was a good evening, and she was very impressed by Reels on Wheels. Attendees were keen to have another film show. The committee will meet on 2nd June to finalise arrangement for the Rose Day stand. The Clerk confirmed that she had asked John Bloor to weed the planted area on Shearbrook Bank and cut the grass. A donation of £500 was presented to the Archive group at the Annual Parish Meeting.

Finance Committee - GS said there will not be at the meeting until 1st July.

Village Hall Committee meeting – CMcC said that the Village Hall budget would be reviewed at the next meeting and that she would check with the school what work is planned for this year early rather later. Following a complaint from a resident about dangerous parking and cyclists changing in the street, CMcC will arrange a meeting with the Chairman of the Manchester District Time Trials Committee to see how these problems can be avoided during future time trials. The grant funding for the car park has been approved by CEC, we are awaiting a date to send the PC contribution of £4000. GS suggested that VHMC check the scope of the work to be undertaken.

05.14.15. Planning Matters

DC reported that Hermitage Lane application has been resubmitted and that the PC would put in a stronger objection than it did to the last application.

Action: Clerk to circulate comments from the previous application to the Planning Committee.

14/1964C – Land to East of Hermitage Lane - Construction of new residential development of up to 26 dwellings (resubmission of planning application reference 14/0081C)

Decision: Comments for original application to be circulated to form a stronger objection.

14/1147C – Land South of Main Road Goostrey - Residential development (Use Class C3) for up to 25 dwellings with construction of access from Main Road, areas of public open space, landscaping and associated works.

Decision: Site visit arranged for 17th May.

14/2146C – Galey Wood, Mill Lane - Prior Approval of single storey side / rear extensions extending 8m beyond the rear wall, maximum height of 4m and eaves height of 2.5m

Decision: No objections.

14/1781C – Brookbank Farm, Bridge Lane, Goostrey – Certificate of lawfulness, completion of farm workers dwelling started with permission in 1995.

Decision: *Although the Parish Council does not have any objections to this application, there is evidence of a septic tank we were told was specifically for this dwelling, therefore has the development been deemed to have been started on the old planning permission? Can the case officer advise please?.*

14/ 0955C – Swallow Dale, 15B Station Road, Goostrey - New access drive, demolition of redundant workshop, construction of a new dwelling.

Decision: No objections.

The Planning meeting on 17th May will be held in the Pavilion.

CC reiterated that people need to send their objections in again for the re-submitted application for Hermitage Lane.

The Chairman commented that with the pressure on resources CEC are not paying enough attention to enforcement issues. They need to increase resources.

Action: Clerk to request plans for Land South of Main Road.

05.14.16. Financial Payments - To approve payments in Schedule 05/14 circulated.
Includes: Salaries & expenses

Resolved: *The Parish Council resolved to approve the financial payments in schedule 05/14.*

05.14.17. Clerks Report

Actions from the last Meeting

- a) ML to contact the school to find out if any of the parents want to join SpeedWatch.
- b) Clerk to ask Christina Burgess from the Archive Group, for an article for the newsletter and PG to write an article on the Local Plan.

Correspondence Received

- a) Community & Voluntary Services Cheshire East E-Bulletin
- b) Cameron Dick Re Swanwick Hall
- c) Hazel Merrill ChALC Calendar of Events
- d) Rural Vulnerability Service - Transport (May 2014)
- e) Janet Capper- re 5 year Housing supply in Cheshire East.
- f) Peter Godfrey RE: Footpaths
- g) Martin Brown, Denise Draper, Mr & Mrs Cooney, Pat Roberts, Caroline Goodchild RE: Objections to application 14/1964C LAND TO THE EAST OF HERMITAGE LANE
- h) Ian Middleton Fw: Cycling Time Trials Goostrey Village
- i) COOPER, Lynsey Town & Parish Council Conference 1st May 2014

05.14.18. Highways Matters

The Chairman said he had made a further request for information about the resurfacing of Booth Bed Lane.

05.14.19. Youth Facilities Update

The Vice Chairman confirmed that the Youth Facilities Working Party (YFWP) had tried to arrange a meeting with the VHPFF but it was proving more difficult than anticipated. The YFWP had, however, met the Scouts last week, and were impressed with the proposal Mr Giles (DG) and Mr Rose(NR) had outlined and had asked them to present the proposal to tonight's PC meeting.

The Chairman suspended standing orders for the duration of the Scouts presentation.

DG thanked Chairman for allowing them to speak. He introduced himself and NR who is an Architect and a Director with Broadway Malyan, large company specialising in global architecture, urbanism and design. NR is an Executive Member of the Scout organisation. The Chairman of the Scouts sent his apologies as he was unable to attend the meeting. [View presentation](#).

The presentation outlined a proposal to split the site of the Old Youth Centre in two and for the PC to give half the site to the Scouts to build a Youth Centre at their own cost as they have access to finances and the PC would sell the other half to raise money for other projects in the village.

A comparable building has already been put up at Sutton.

Copies of presentation available at Http:

The Chairman invited the PC to ask questions;

- Assurances were sought on the accuracy of the cost estimates
- Would the land donated by the PC would need to be registered in the name of the Scouts organisation or in the name of the Trustees - DG confirmed that they had to own the land in order to acquire funds.
- Could a covenant would need to be placed on the land to say that the land would revert back to the PC if the Scouts ceased to exist in Goostrey – this was an issue to be resolved.
- Would anyone want to build a house next to a Youth Centre - NR believed they would.
- Where would alternative parking be available for users of the Youth Facility - would this be the Village Hall car park or The Crown - ML suggested that The Crown car park would be used in reality, as it had been in the past for the Old Youth Centre.

The Chairman re-iterated that he would not be expecting the PC to agree to the proposal tonight. This could only be done once the outcome of both the public consultation and the planning application was known. In addition the Working Party needed to work with the Scouts to resolve a number of outstanding details before the proposal could be voted on by the PC.

The Chairman reinstated standing orders.

The Vice Chairman stated that the YFWP were in unanimous agreement that this is the best avenue for further investigation for all the reasons stated in the presentation with the addition that it gives the PC extra money for other projects in the Village.

Resolved: *The PC resolved to allow the Scouts, as agents for the PC, to submit a planning application for the building of a house and a Scout Hut/Youth Facility on the old Youth Centre site*

The Scouts have proposed holding a consultation meeting about the proposal on Monday 19th May at 20.15 pm in the Village Hall.

The Chairman commented on the things he liked about the proposal. He felt it was realistic and affordable with an enthusiastic team to see it through to completion. He praised the inclusion of community involvement, and that the Village would be getting rid of an eye sore, however, he did feel that the valuation of the land for a house was optimistic.

Resolved: *The PC resolved to host the consultation event on 19th May jointly with the Scouts.*

GS confirmed that the Vicar would be interested in forming a Youth Club, provided there is sufficient interest in the Village. The Vicar can get access to a Youth Leader to run it on a temporary basis.

05.14.20. Friends of Goostrey Station

CC reported that progress is still inhibited by the lack of a water supply at the station. United Utilities have quoted a minimum of £800 for the connection. FOGS will ask Northern Rail for funding towards the cost. The exhibition of art work donated by Goostrey Community Primary School in the Crewe waiting room has been well received by passengers. Restoration of the ticket office is not yet progressing as FOGS are struggling to get a realistic estimate of the cost of restoring

the building. CC assured the meeting that the station will change visibly in the next few months. Three new members have joined FOGS in the last month and more people would be very welcome.

05.14.21. Goostrey Village Archive Group

GL announced that the AGM would be on May 19th at 1.30pm in the Crown. The group is looking for new people to help with the archive. Visitors can view the archive at the Blackden Trust by appointment.

05.14.22. War Memorial

Action: Clerk to confirm with CEC if the grant was applied for in the last round of funding.

05.14.23. Town and Parish Council Conference – 1st May at Middlewich

The Vice Chairman attended this meeting. Cllr M E Jones, Leader, CEC did not present, but David Brown was in attendance and the 5 year housing land supply was mentioned and she asked what the PC could do to help CEC with the ratification of the 5 year supply of housing land. CEC were saying that Cheshire East is one of the best places in the country to live. Link to presentation to follow shortly.

05.14.24. Bloor Homes Update

The Chairman said the only update from was that Ian O’Donaghue was still waiting to hear the outcome of the complaint he had lodged about the process followed at the Cheshire West Strategic Planning Committee. This had been raised with Fiona Bruce at the recent meeting. The Chairman said the PC will be objecting to the access application when it comes before Committee.

05.14.25. Hermitage Lane update

This was covered in Planning Matters. However the Chairman reiterated the point regarding strengthening the objection and the need to add the new information from the emerging from the Local Plan. This application will be decided at the Southern Planning Committee on 2nd July, the PC will need to have a representative at the meeting– PG to attend.

05.14.26. Minor items for the next meeting

- Planning application for Land to the south of Main Road (Dromedary Lodge). The Chairman said that the PC would be objecting to it this application and he urged residents to form a group to object to the application. There was a possibility in future that the Hermitage Lane site could be linked to the Dromedary Lodge site by the road along the back should they both go ahead. Chairman commented that it was clear that many residents objected to the proposed developments in the village and it was important that both developers and landowners bringing forward these proposals were made aware of residents feelings.

Action: DC to confirm the definition of use class 3 (vacant land?).

- CMcC thanked the members of the PC for their support over the last two years, and said that the YFWP had worked extremely hard over the past year and she hoped the current proposal from the Scouts goes ahead.
- GS mentioned a letter from Bill Owen regarding the Goostrey Residents Association which was wound up some years ago. Mr Owen said the Association had funds in their account which they did not know what to do with it. It was decided that it would be held by the trustees and he is now wondering what to do with it. He thought perhaps that the PC would hold the monies so that they could be utilised for the provision for the new Youth Facility in the village. GS has suggested that Mr Owen keeps the money for the time being. The monies could be presented to the PC or the Scouts once there was confirmation that the Youth Centre Project will go ahead.

05.14.27. Motion to Exclude Public and Press

Resolved: *The Parish Council Resolved that in view of the confidential nature of the business being transacted in Part 2, in the interest of the Public the Public and Press were temporarily excluded and they were instructed to withdraw.*

05.14.28. Part 2: Confidential Personnel Matters

The Parish Council discussed the permanent appointment of the Village Hall Cleaner.

Resolved: *The Parish Council resolved to appoint the Village Hall Cleaner as permanent.*

The Parish Council also discussed the working hours for the Clerk and the assignment of the Village Hall Manager's role to the Clerk for a trial period.

Resolved: *The Parish Council resolved to increase the Clerk's hours by 2 hours per week and from 1st June to Appoint the Clerk as Village Hall Manager for a trial period of 3 months with an additional 1 hour a week increase in working hours to carry out the Village Hall Manager's duties.*

05.14.29. Closure of Meeting: To formally close the Meeting.

05.14.30. Date of Next meeting meeting - The date of the next meeting will be 10th June 2014.

Public Forum

Ian O'Donaghue advised the meeting that the solutions team from Cheshire West will meet with him next week regarding the CW&C Planning Committee being misled regarding the Bloor Homes development. The PC has informed Fiona Bruce and she said she would be contacting Ian to find out more about this issue.

A resident commented that he had got a rather curt reply to his letter of concern about development in Goostrey. It was suggested that it was not uncommon for the MPs office to send a holding reply and then for this to be followed by a fuller reply from the MP herself. The resident asked if we can use the possibility of great crested newts in the village to fight the current planning applications and asked if the PC would arrange for newt a survey to be carried out. The Vice Chairman suggested that he report it to the planners and ask them to request a survey. Another resident recounted a story where newts were found at a building site and works on the site had to stop. The Vice Chairman said that the Bloor Homes Application expected to be on the agenda for the CEC Southern Planning Committee Meeting and that the PC would send a representative to speak against the application.

Resident commented that the Dromedary Lodge and Hermitage Lane applications being submitted at the same time could be an advantage in that it might encourage Jodrell Bank to make a personal objection at the Committee meeting. She asked if Prof Garrington knew about the Dromedary Lodge application. Jodrell Bank is on the list of consultees.