

LOWER WITHINGTON PARISH COUNCIL

MINUTES

Minutes of the Annual Parish Council Meeting held in the Parish Hall on Monday 27th July 2015.

Present:

Councillors: Jackie Blackburn, Paul Duffy, Alan Brocklehurst, Tim Barlow, Rachel Robinson and Cllr Lesley Smetham (Cheshire East)

Members of the public: Anne Russell, Angela Plumb, Glen Willis, David Stevens, David Marsden, Gary Dewar, Alwin Thomson

- 1) **Apologies** - Bernard Kellett
- 2) **Declarations of personal or prejudicial interest based on the agenda** - Cllrs Paul Duffy and Rachel Robinson both declared as neighbours to planning application 15/3170M (Catchpenny Lane)
- 3) **The minutes of the meeting held on the 29th June were approved as a true and accurate record. RESOLUTION (024/2015)**

The meeting began with Planning as this was the main concern of the members of the public who attended the meeting

Application 15/3170M

There was a lot of discussion regarding this application and the previous one for the caravan park on the same site that was withdrawn in 2012 (12/0474M). The issue with egress from Catchpenny Lane onto the main A535 is still an issue for the residents.

The critical concern is that this is development of a property in the Green Belt where no building has stood for a considerable number of years (30+ years). It was felt that there were none of the Special Circumstances required for building on the Green Belt in this case.

It was recognised that this had been a cottage on the 1849 Tythe maps, but no one could remember when there had last been an occupied dwelling on the site. There had been an application in 1992 for an agricultural workers dwelling but this was refused.

ACTION - Cllr Robinson agreed to request the decision notice for the 1992 application from Cheshire East planning, before drafting a response. **RESOLUTION (025/2015)**

Other major concerns included:

- There is no planning notice visible on the site

ACTION - Cllr Robinson will contact the Case Officer Ian Frey to find out where the Planning Notice had been placed, if at all. **RESOLUTION (026/2015)**

- The sizes on the drawings indicated a larger original dwelling than the 1970's aerial maps (as compared to existing properties on the lane)
- According to the residents, the plans suggest scope for building further dwellings on the same site

LOWER WITHINGTON PARISH COUNCIL

The Council will draft their response to this application before the deadline on Monday 3rd August.

(The members of the public all left after this application had been discussed)

Application 15/3125M - Stables at Hodge Hill House - The Parish Council had no objection to this application

Application 15/2995M - Demolition of existing dwelling at Stone Gables and provision of new dwelling. Whilst the Parish Council did not object to this application it was noted that the loss of a type of housing in the village. Bungalows are a useful asset to help retain the wide range of age demographics that are essential to make up a community in a village.

Application 15/2852M - Piggotts Hill Farm, barn conversions and farm house conversion to make 6 dwellings in total - The Parish Council had no major objection to this planning application. It was noted that the Council felt that it was a shame that a traditional farm will be split up in this manner and there have been concerns from neighbours regarding the infrastructure along Congleton Lane, specifically the water mains issue.

4) Actions from the previous minutes

016/2015 - The defibrillator has now been installed. North West Ambulance Service will visit this month to check the installation and add it to their register

017/2015 - Cllr Blackburn has spoken to Mike and Sally Ball from Holmes Chapel & District First Community Response and a suggestion was made of a donation. The Parish Council felt that they would rather give an amount of £20 per course and have resolved to pay this for the 3 courses (£60) held so far at the September meeting. **RESOLUTION (027/2015)**

018/2015 - Plaque for the defibrillator. Cllr Robinson will continue with this action.

019/2015 - Cllr Robinson will photocopy the Quarry Special Planning Guidance documents and post them to Cllr Smetham as electronic copies could not be found at this point.

020/2015 - Cllr Barlow will carry on investigating servicing options for the Speed Gun

021/2015 - Cllr Barlow will report back Cheshire Police for Road Traffic Accident (RTA) statistics for the roads in the village at the September meeting

022/2015 Tree on Village Green - the boughs of the tree have been removed but the trunk remains. Cllr Blackburn will check as to whether this will be removed too or perhaps whether a carving could be made into the tree.

023/2015 - Community Pay Back services are no longer required for this action as the grass verges have now been sprayed with weed killer.

5) Finance

The Council resolved to pay the following Annual Subscriptions **RESOLUTION (028/2015)**

- Cheshire Association of Local Councils (ChALC) - £148.80
- Cheshire Community Action (CCA) - £20.00
- Campaign to Protect Rural England (CPRE) - £36.00

The Council resolved to pay Lyndsay Green Illustration for the amendments to the village logo £30.00.

LOWER WITHINGTON PARISH COUNCIL

RESOLUTION (029/2015)

The accounts for the previous year were approved and signed by the Chairman Paul Duffy. **RESOLUTION (030/2015)**

6) Planning

(See above - dealt with at the start of the meeting)

7) Community

Defibrillator

See notes under actions from the previous meeting 016, 017 and 018/2015

There will also be a rota for checking the device each week. Cllr Blackburn will cover August and September and the rota for October will be agreed at the next meeting

8) Highways

Cheshire Railings opposite Highway Garage

ACTION - Cllr Blackburn is going to contact Peter at Siddington Smithy to see how much it would cost to repair them. **RESOLUTION (031/2015)**

No new potholes or highways issues were reported, however the current list was reviewed as a number of issues have yet to be resolved.

9) Any Other Business

ChALC - It was confirmed that Cllr Jackie Blackburn and Cllr Rachel Robinson would remain ChACL representatives.

Register of Interests - It was noted that these are available online for new councillors only.

ACTION - Cllr Robinson to contact Cheshire East to find out why these documents have not been carried over for Councillors who stood before the 2015 elections. **RESOLUTION (032/2015)**

Councillor Vacancies

ACTION - Cllr Robinson to draft an advert to put on the website and the village noticeboards **RESOLUTION (033/2015)**

Lower Withington Parish Clerk

ACTION - Cllr Robinson to contact Bernard Kellett regarding the clerks role from September onwards. **RESOLUTION (034/2015)**

The meeting closed at 9:30pm

NEXT MEETING: at the Parish Hall, 7.30pm Monday 28th September