



## Goostrey Parish Council

The Village Hall  
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Cheshire  
CW4 8PE

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### MINUTES OF THE MEETING OF THE PARISH COUNCIL

HELD ON TUESDAY, 10<sup>th</sup> JUNE 2014 at 7.30pm IN THE VILLAGE HALL

Present: Cllrs. Godfrey (Chairman) (PG), Caulkin (CC), Collins (SC), Craggs (DC), Lenihan (GL), M<sup>c</sup>Cubbin (CMcC), Rathbone (TR), & Salmon (GS)

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

#### 06.14.1. Declaration of Interests

There were no declarations of interest made.

#### 06.14.2. To Accept Apologies for Absence

Apologies were received from Cllrs Leake and Fagan.

#### 06.14.3. To Approve the Minutes of the 13<sup>th</sup> May 2014

GS requested that item 05.08.14 was amended to add "**Resolved:** *The Parish Council resolved that membership of all committees and working parties to remain as for 2013/2014.*"

**Resolved:** *The Parish Council resolved to accept the minutes as a true record of the meeting with the above amendment*

#### **\*\* Point of Order \*\***

The Chairman proposed that items 9, 10, 12 & 13 follow item 4. *Cheshire East Matters.*

**Resolved:** *The Parish Council resolved to change the order of the items on the agenda as suggested by the Chairman.*

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#### 06.14.4. Cheshire East Matters

AK mentioned that the planning application for houses at Saltersford Corner, Holmes Chapel had been refused. Local school children had led the campaign and had made a very strong case against the development and did very well at the Planning Committee.

AK mentioned that the baton relay in Congleton and the new Mayor of CEC is Wesley Fitzgerald. CMcC said that she had spoken to Nick Boles about Jodrell Bank and the problem that JBO is not being taken into account when housing development plans are put forward. She has given Prof S Garrington(JBO), Nick Boles' personal email address. DC asked AK if there are any planning applications that have been refused and have gone to appeal to test the 5 year housing supply. AK replied there were none so far.

CMcC commented that at Town and Parish Conference in May Cllr David Brown said that Neighbourhood plans were a waste of time money, and asked if AK agreed with this point of view.

She went on to say that Nick Boles MP and Cllr M E Jones, CEC think they are a good idea, but only Thame and Tattenhall have been successful in fighting off large developments. AK commented that a Neighbourhood Plan is only effective when the Local Plan is in place.

#### 06.14.5. Committee Matters

**Amenities Committee - 4<sup>th</sup> June** - SC outlined the two games which would be on the PC stand on Rose Day, using the new display boards. She asked for Councillors to volunteer to man the stand, as she will not be there on Rose Day. Help will also be needed in the morning to set things up. There will be a corner for FOGS; the Archive group are going in the main marquee. Two tables are needed for competitions. Collect gazebo from CMcC before Rose Day. SC will set up the "Where do you Live" game in the Parish Office on 23<sup>rd</sup> June.

**Planning Committee – 31<sup>st</sup> May** - PG reviewed the decisions made at the meeting.

**Planning Committee – 10<sup>th</sup> June** – DC was elected as Chairman. There had been no objections to the application for Fern Bank, Station Road after the site visit on 5<sup>th</sup> June.

#### 06.14.6. Financial Payments

**Resolved:** *The Parish Council resolved to approve the payments in schedule 06/14.*

#### 06.14.7. Clerks report

##### **Actions from the last Meeting**

- a. Clerk to circulate comments from the previous application to the Planning Committee.
- b. Clerk to confirm with CEC if the War Memorial grant was applied for in the last round of funding.

##### **Correspondence Received**

- a. JONES, Tina RE: War Memorial Grant Application
- b. Martin Brown E-Mails regarding Application 14/1964 - Land to the East of Hermitage
- c. Cameron Dick Swanwick Hall Update
- d. BRUCE, Fiona Automatic Acknowledgement from Fiona Bruce MP
- e. REEVES, Dave (CE Highways) FW: The West and Shires Permit Scheme (WaSP) - CEC
- f. LoveGoostrey Ref- 14/1147C Land to South of, Main Road, Goostrey,
- g. LoveGoostrey Ref 14/1964C Construction of new residential development of up to 26 dwellings (resubmission of planning application reference 14/0081C)
- h. Martin Brown Highways
- i. Jay Ashall RE: SEJ038 (Letter to Jay Ashall re VHPFF)
- j. Don Jary RE: SEJ035 -(Letter to Northern Rail)
- k. Martin Brown Planning Application, Grain Store, Bridge Lane, Blackden
- l. KELLEHER, Tricia FW: FAO Susan Orrell re Application 14/1147C
- m. Janet Capper Fwd: [New post] EA point to catastrophic failures in AD plants
- n. Andrew Lintell Re: Planning Application - Mount Pleasant
- o. Martin Brown Planning Application - Mount Pleasant 14/05/2014
- p. TICKLE, John RE: Garden Boundary Shrubbery overgrowing Pavement,

#### 06.14.8. Highways Matters

- a. TICKLE, John RE: Subsidence and dangerous manhole cover on Goostrey Lane
- b. TICKLE, John RE: Drainage problems in Hermitage Lane / Nether Lea
- c. Martin Brown Highways – Sink Hole

#### 06.14.9. Approve and Sign annual audit and governance statement

**Resolved:** *The Parish Council resolved unanimously to approve the annual audit form and governance statement and for the Chairman and Clerk to sign the annual audit form.*

#### 06.14.10. Planning Matters

- 10.1 **Meeting with Nick Boles (the Planning Minister) on 29th May** – CMcC said a number of councils with representative at the meeting had spent a lot of time and money on Neighbourhood Plans.

With regard to the Access Road to the Bloor Homes Site, Mr Boles had stated that the NPPF does not override normal safety requirements for road design. He had taken up Ian O'Donogue's concern about the CW&C Council's position on this and has given Ian a case number.

Mr Boles did not know how much a Neighbourhood Plan(NP) cost. A NP doesn't have any weight unless the Local Plan is in place but they have weight from year 5 onwards.

CMcC said that after hearing what had happened to other towns and parishes she realised that Goostrey has done better than many other places.

Mr Boles did not alter his position which is that the need to build houses overrides concerns about development in the countryside. Fiona Bruce is fighting hard but is finding it very difficult to influence the Government. There is now an incentive for developers to build on brown field houses.

Mr Boles made a strong plea for Towns and Parishes to develop NP's but as stated above his aim is to have more houses built. Brereton have started a NP as they are concerned about development along the A34 between the M6 and the new Congleton relief road.

The comments on the CEC web site regarding the Local Plan indicate that there are villages that want to be LSC like Goostrey.

- 10.2 **Application 14/1964C - Neatherlea** – CMcC read out the suggested objections and comments.

**Resolved:** *The Parish Council resolved unanimously to approve the comments to be sent to Cheshire East Planning in relation to application 14/1964C.*

- 10.3 **Application 14/1147C - Dromedary Lodge** – CMcC indicated that objections were the same as 10.2 except the access road goes across a public footpath. DC – there is no classification of the land, the planner presumed it was agricultural as crops were being grown on it – CC has previously asked about the classification of land and CEC Planning could not tell him how the land is classified.

**Resolved:** *The Parish Council resolved to approve the comments to be sent to Cheshire East Planning in relation to application 14/1147C.*

- 10.4 **Parish Council Housing Policy** – CMcC indicated that the PC had reviewed the housing policy in the light of the reduction in housing numbers in the local plan. GS said that he felt there was a conflict between protecting Jodrell Bank and building on The Grange site. CMcC mentioned that Jodrell Bank were working on mitigation measures. DC asked if the PC needed to specify a site in the housing policy. CMcC's view was that if the PC didn't specify a site, it would leave the village more open to developers putting in applications for sites all over the village. The Grange site is the least unsustainable site in the village. PG said that if the PC moved to a zero house policy, and the local plan is not ratified it could leave us more vulnerable to developers.

CMcC read out the proposed housing policy.

**Resolved:** *The Parish Council resolved to approve the revised housing policy. There was one objection and one absention.*

**06.14.11. Newsletter & Annual Report**

*Resolved: The Parish Council resolved to include the following items in the newsletter; Housing Policy; Youth Facilities Progress Report; Report from Cyclists meeting*

**06.14.12. Youth Facilities WP**

At the meeting with the Scouts on 2<sup>nd</sup> June, the returned consultation surveys were examined. A high percentage of those people who had returned their survey were in favour of the Youth Centre/Scout Hut project going ahead. There are items to be removed from the existing building before it is demolished. FOGS could have the floor for the Station. The Deeds will go to the PC Solicitor on Friday for application of first registration. GS raised his concern about what happens to the site if the Scouts should cease to operate in Goostrey. Various options are available and it is likely that a claw back clause will be imposed on the site, although further discussion is needed. CMcC suggested that the footprint of the house should be slightly bigger. PG confirmed that the Youth Facilities WP was comfortable to move to the next stage. He made it clear that the update was for information to full the council and no decision would to be taken today.

**06.14.13. Feedback from the Meeting with Manchester Time Trials Association**

PG and CMcC had met with the Area Chairman of the Time Trials Association regarding complaints from residents of the Paddock about members of cycle clubs parking on Main Road and people changing clothes at the side of the road when children were playing on the green at the Paddock.

As the Village Hall is not big enough to accommodate the number of cars attending cycle club events the Area Chairman has agreed with Ray Brown to allow the cyclists to use the field at the end of the drive to park in. There are 8 events in the summer based at Goostrey Village Hall, the Cycle Clubs also use Cranage. Additionally the installation of lights on the bridge will not stop the Cycle Clubs using Goostrey Village Hall as a venue.

The Cycle Club will also send a letter of apology to the residents of the Paddock .

There are some cycle club events not organised by the Time Trials Association which will not be covered by this agreement.

**06.14.14. Friends of Goostrey Station**

CC reported that the landscaping and gardening work requires more volunteers. A survey for new stand pipe will take place on 20<sup>th</sup> June. The cost of installing the stand pipe will be in the region of £800 as it is a new connection. FOGS are trying to get Northern Rail to contribute to the cost. The School is now providing art projects on a regular basis in the Crewe waiting room. Excellent feedback has been received and once the water is connected new turf will be put down. The next exhibition will have a theme of Rose Day.

As part of the WW1 commemorative programme, a choir dressed in period costume will arrive by train at Goostrey Station and perform in the car park at 1020 on 13<sup>th</sup> September.

**06.14.15. Goostrey Village Archive Group**

The Archive Group are now on summer recess. They will have a stand at Rose Day. Members of the public can still arrange to go see the archive at the Blackden Trust by appointment.

**06.14.16. SpeedWatch** - The Clerk stated that Cllr Leake had indicated there would be some sessions in the coming weeks.**06.14.17. Minor items & Items for the next agenda**

- The permissive footpath round Swanwick hall has been opened and generally welcomed.
- Shearbrook Lane surface is full of pot holes. **Action:** CC & Clerk to report online.
- **Action:** Clerk to check the Goosegate and report it to CEC again if it has not been repaired.

**06.14.18. Date of Next meeting meeting** - The date of the next meeting will be 8<sup>th</sup> July 2014.

**06.14.19. Close** - The meeting closed at 9.10pm.

### **Public Sessions**

Comments were heard from members of the public on the following topics;

- Land to the North of Main Road. Concerns were expressed about the proposal for 138 houses on land to the south of Swanwick Hall and north of Main Road put forward by Gladman Homes (possibly as a challenge to a new village in Handforth).
- Neighbourhood Planning. Since the Tattenhall neighbourhood plan has been successfully upheld against challenges by developers, is this something that the PC should consider? Another resident also supported a proposal for a neighbourhood plan. A further resident asked if the PC would look into this again. The Chairman said the planning committee would take a look at it.
- The Grange. A resident questioned the PC's reasons for saying The Grange is the least unsustainable site. Another asked whether Jodrell Bank had commented on proposals for The Grange.
- Scout Hut/Youth Facility. A resident asked the PC why the site for the proposed Scout Hut/Youth Facility was being split as this will only provide limited parking space and no outside space for recreation.
- Traffic on Mill Lane. The Chairman read a letter from new owner of Barnshaw Bank Farm regarding the cessation of the previous heavy plant business at the property. (see mail)
- Land to the East of Hermitage Lane. A resident commented that the applicant had submitted a new application on 20<sup>th</sup> May which did not include access to the houses.
- Access to Swanwick Hall. A resident said he had seen a six wheel lorry trying to turn left into the drive at Swanwick hall, the driver was unsuccessful at gaining access to the drive and reversed out onto the road, blocking the traffic. He then drove off turned the lorry around and then managed to get into the drive from the other direction.
- Bloor Homes. A resident commented that the Bloor Homes planning application was not on the agenda for this meeting and hoped it would back on the agenda future meetings.
- Planning. A resident asked Nick Boles had made any comments about CEC 5 year housing supply. AK (speaking as a member of the public) said he disagreed with the GPC Housing Policy and quoted from the NPPF to support the view that the fallback position in the policy was unnecessary.

**These minutes are draft until they are accepted as a true record of the meeting at the Parish Council Meeting on 8<sup>th</sup> July 2014**