



**The Village Hall
Goostrey
Cheshire
CW4 8PE**

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MINUTES OF THE MEETING OF THE PARISH COUNCIL

HELD ON TUESDAY, 11th FEBRUARY 2014 at 7.30pm IN THE VILLAGE HALL

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

In attendance: Sharon Jones, Clerk to the Council
25 Members of the Public

02.14.1. Declaration of Interests

None declared.

02.14.2. Apologies for absence

Apologies were received from Cllr Kolker, CEC.

02.14.3. Approval of the minutes

Resolved: The Minutes of the Meeting of 14th January 2014 were accepted as a true record of the meeting.

02.14.4. Cheshire East Matters:

The Chair read from an e-mail from Cllr Kolker.

"I have just come from a meeting with Michael Jones who assures me that we are in a position to oppose applications based on our five year housing land supply. This is obviously a significant breakthrough and puts us in an infinitely stronger position than we were in a couple of months ago.

With regard to the New Platt application, unfortunately I have been unable to contact Ben Haywood since he has been in a public enquiry last week and today. I have spoken to David Malcolm, who admits that he is not up to date with the current situation, but will find out and let me know the definitive position as soon as possible. As soon as he does, I will pass it on to you.

The Hermitage application will presumably be the next one to be decided. When this eventually comes before the planning board, I cannot over emphasise how important it is for the community view to be seen to be represented. This will mean that it is essential that a local resident is selected to speak at the meeting and be prepared to answer questions from the committee.

Please rest assured that I will be doing everything I can to have these applications refused. In my view, these proposals are unnecessary and unwarranted. They would undermine the character of the village and swamp already over stretched village resources and facilities. . If you would like to talk about specific concerns or if I can offer any advice, please do not hesitate in contacting me. A Kolker"

02.14.5. Committee Matters:

Finance Committee – Recharge year ended 31 March 2013. GS reported that he has received the bill from CEC. The figure for rates is zero, electricity is £3165, if the overpayment of £3000 is added back, the electric charge comes to over £6000. GS has been in contact with P Stubbs at CEC, and we will receive a credit of £4500, however we need to check if this includes last year. GS believes that the method of calculation for the recharge is not fit for purpose. GS has asked CEC if all the utility bills can be sent direct to the Parish Council so that they can be paid direct. GS requested approval from the PC to take this further and proposed that from 1st April 2014 that the PC pays all fuel bills direct to the supplier, this was seconded by CM^c. The PC voted with 9 votes for, and one abstention. The PC voted to accept the proposal.

Action: Clerk to ask school for the fuel invoices.

VHMC – the meeting has been moved to 25th February.

Amenities Committee – next meeting will be on 4th March.

- 02.14.6. Public Consultation SHLAA** – PG handed out the results of the survey taken at the Public Consultation to members of the Parish Council and the public. Goostrey will be required to build in the region of 50 homes in the next 18 years, and drew this to the attention of Professor Garrington (Jodrell Bank). He also mentioned that we have still not had a decision from CEC regarding Goostrey's classification as a Local Service Centre.

Reasons for Allocating Sites

- To inject local views into the planning process
 - To provide agreed PC input to the Site Allocations process of the Local Plan
 - To have an agreed PC view to present to CEC when specific planning applications are considered
- Supported by 93% of the people who attended the Site Allocation Consultation event

Reasons for preferring one site

- Easier to control overall numbers of houses
- Easier to control style and density of houses
- Easier to influence mix of houses
- Easier to extract benefit for the community – economies of scale for developer increase resources available for community projects

1st resolution – Chair proposed that Goostrey Parish Council shall allocate sites for development rather than leaving it to CEC. This was seconded by TR– GS asked that resolution be changed to say preferred sites. Chair stated that the PC needed to specify sites rather than leave any door open for CEC to change the nominated sites. The resolution was unchanged. 9 members in favour and one against. PG stated that the PC would rather not be in the position of having to do this at this time, however as a 5 yr supply of housing land in CEC has not been confirmed, the PC is being forced to do this early. The Chair read A Fisher's (CEC) last e-mail regarding the 5 year supply of housing land, which can still be contested until it is passed by the Planning Inspectorate. There are no deliverable sites on the SHLAA, except Sandyacre, Main Road. The SHLAA is updated but the PC are not informed when it is updated. Two sites are listed as developable, Mount Pleasant (the site behind Dromedary Lodge) and the Grange behind the Station. The proposed consultation at the Grange includes a mix of house sizes (we do not need lots of 4 & 5 bedroomed houses), the style and density matches current estates in the village, and it is the least unsustainable, (ie transport, there is no decent public transport near to the proposed sites, except the station). This makes the Grange site the least unsustainable. There are currently 47 houses for sale in the village which are of mixed size. We need to keep the same mix of house sizes as having too many large houses will destroy the character of the village. No development in the village is not an option. There has been little development in the last 10 years (because

the local plan has been in place). If we have to have development we want community facilities provided, builders need to put something back into the village if they want to build houses here. The PC wants to tell CEC that we have allocated sites and that we will not accept development in any other location in the village.

A resident asked how long it would take for Jodrell Bank to research the sites. Professor Garrington said that it would take Jodrell Bank at least two weeks to do the research on the proposed sites.

The Chair suggested that the PC will take Jodrell Bank into account in future but on this occasion the PC felt that it needed to send something to CEC now.

DC mentioned brownfield sites in the village including the sidings, but the Chair said there were problems with access at the sidings. Residents put forward the field opposite the Crown and the Bongs.

Jodrell Bank takes into account the distance from telescope in the line of site. The Chair said there have been 10 houses have been built in the village since 2010 that will be included in the 50 houses. GS commented that he felt it was important to keep it to 50. The Chair replied that there is every chance that if we put forward 50 there may be more. The land to the east of Hermitage Lane is listed as agricultural land, and to build on that will require a change of policy. The site at Dromedary Lodge is only for 25 homes, which would mean nominating more than one site. The plots at Sandyacre are on the market for £350,000 each and then you have to pay to build. If you want small sites the houses will all be large as this is the only way the builder and land owner can realise a good return.

Chair asked councillors if there are any other sites they wished to consider. CC asked for confirmation that it was the blue sites on the SHLAA plan that were to be considered. This was confirmed and it was explained that the red sites have been consulted, the others may have been put in there by anyone maybe even CEC, the Bog Bean is listed on the SHLAA plan.

2nd Resolution—The Chair proposed that, Goostrey Parish Council shall allocate one site for the development of the 50 houses required by the Local Plan. This was seconded by TR. 8 in favour, 1 against and 1 abstention

3rd Resolution – The Chair proposed that, the Parish Council vote for the Grange site to be allocated for development. This was seconded by SC. There were 8 votes for, 2 against.

4th Resolution – The Chair proposed that Goostrey Parish Council adopt the Policy for Housing Development and Site Specific Principles of Development. The

Chair read out the policy. This was seconded by CC. The PC voted unanimously to adopt the Policy.

02.14.7. Planning Matters:

DC confirmed that the Planning Committee had agreed to object to the proposed development at Hermitage Lane. The Parish Council Objects to this application on the grounds that:

- Cheshire East has established a 5 year supply of housing land and this site is not included in the supply
- The site is a green field site on agricultural land
- The site is unsustainable from a transport perspective

02.14.8 Financial Payments:

Resolved: To accept Payment Schedule 02/14.

02.14.9. Clerk's Report**Actions from the last meeting**

- a. Clerk to forward request for a tap in the graveyard to the Church.
- b. PC to contact the bus company to ask if they could pull in to Mount Pleasant to collect passengers. If they say this is possible ask the owners or Mount Pleasant if the bus can pull in at Mount Pleasant.
- c. Cllr Kolker to ask Nigel Curtis at CEC Highways if 20 mph signs can be installed near the School on Main Road.
- d. Clerk to arrange site visit appointments at 9.15 & 9.30 on 25th January.

Correspondence Received

- a. ETON CEC Highways- The West and Shires Permit Scheme (WaSP) – Consultation
- b. Hazel Merrill Meeting with John Dwyer Dec 2013
- c. COOPER, Lynsey ESF Community Learning Grants
- d. Martin de Kretser- emails RE: Goostrey PC's recent Consultation - Risk to Jodrell Bank Observatory
- e. Sgt Kerrie Snowdon, Cheshire Constabulary - Cannabis Farm Goostrey
- f. Martin de Kretser RE: Goostrey incorrectly classified as an LSC
- g. Hawker Jerry (NHS EASTERN CHESHIRE CCG) RE: Goostrey Annual Parish meeting 29th April 2014
- h. Gavin M Hollinshead Goostrey Railway Station: A comparison
- i. FISHER, Adrian G (Planning & Housing) RE: 5 year supply
- j. JONES, Tina Partnerships Newsletter January / February edition
- k. TICKLE, John RE: Advice on Pruning Trees on the Bogbean, Main Road,
- l. Scottish Power Unmetered Supply - Goostrey PC Festive Certificate
- m. patrick j cooney – Copy of OBJECTION LETTER to CEC re development of land to east of Hermitage Lane
- n. HULLAND, Nick e- mails RE: Planning - 26 dwellings - 14/0081C
- o. Jay Ashall Goostrey Village Hall and Playing Fields Foundation
- p. Cameron Dick RE: Re Swanwick Hall
- q. BRUCE, Fiona Re: National Planning Framework – ack't of mail from GPC
- r. Martin Brown Planning Application - Hermitage Lane. Comments on the Sustainability Statement
- s. John Hopkins RE: Danger to Pedestrians from Overgrowing Hedge - 2 Forest Avenue, adjoining Meadow Avenue
- t. Martin Brown – emails RE: Planning Application 14/0081C - Land to the East of Hermitage Lane
- u. KOLKER, Andrew (Councillor) RE: Planning - 26 dwellings - 14/0081C
- v. TICKLE, John RE: Garden Boundary Shrubbery overgrowing Pavement, 2 Forest Avenue, Goostrey
- w. JONES, Tina Cheshire East Council Pre-budget Report
- x. John Hopkins RE: Danger to Pedestrians from Overgrowing Hedge - 2 Forest Avenue, adjoining Meadow Avenue
- y. WHITTAKER, Lawrence RE: Parish Precepts 2014/2015
- z. Janet Capper AD Plant
- aa. Martin Brown Parish Council Meeting
- bb. Jay Ashall – regarding master plan for Goostrey.

The Chairman read out a letter from J Ashall regarding “Master Plan for Goostrey”. The PC considered Mr Ashall's offer but there were concerns that this could be a conflict of interests.

02.14.10. Highways Matters

None

02.14.11. Speed Reduction Measures

SDU on main road has been reinstated with a new bracket. The Shearbrook steps unit battery was disconnected while battery was charging it is now working again. The units will be moved around the village shortly.

02.14.12. FOGS

CC reported that a number of maintenance activities were about to be carried out at the Station, including new plants and the removal of derelict car. He thanked all who come on the action days which are on the 2nd Sunday of each month. These continue to be well supported. FOGS have involved the school previously in two art projects and will be starting another soon. Northern Rail have not provided a tap, CC has made this FOGS top priority for Northern Rail as without a water supply no more planting can take place.

02.14.13. Goostrey Archive Group

The next meeting will be 17th March.

02.14.14. Youth Facilities Update

The Chair agreed to organise another meeting.

02.14.15 Annual Parish Meeting

Jerry Hawker CEC has confirmed that he will speak at the APM. The PC agreed to invite Dr Tate from the Health Centre in HC to field questions after Mr Hawkes presentation. Professor Garrington was also invited to talk at the APM. **Action:** Clerk to send details.

02.14.16. Local Plan Update

There is no update from CEC, but we have received a mail from A Fisher saying that he and Cllr Brown are mindful of conversation they had with the PC before Christmas.

02.14.17. Bloor Homes Planning Application

Chair went to site as the owners of the site (not Bloor) are trying to grab land from owners of a house on Lea Avenue. They have taken up a holly hedge and are re-fencing next week. The Chair suggested that if the application for the entrance goes to appeal the PC needs to ask the Committee to go to the site. The house on Harrison Drive with planning permission for four new houses has now been demolished. It is thought that revised plans are being submitted to CW&C.

02.14.18. Christmas Lights Turn On 2014

The Scouts have asked if the PC wants them to organise this event again this year, however if they are required to do this it will need to be held on a Sunday. SC said that traditionally the event is held on 1st December, and the nearest Sunday to this date is 30th November. The PC agreed that the event could be arranged by the Scouts again this year and that confirmed that it could go ahead on Sunday 30th November. **Action:** Clerk to send letter to Scouts inviting them to do arrange the event on 30th November.

02.14.19. Surgery Dates

The Clerk informed the PC that the dates agreed at the last meeting were not all on the 2nd Saturday of the month, therefore she would re-circulate a corrected list.

02.14.20. Minor Items for the next agenda

GL asked who puts up cycling signs up and takes them down. **Action:** Booking Clerk to ask cycle clubs booking the Village Hall to ensure they take down any marker signs they put up immediately after the event.

02.14.21. Close the meeting- The meeting closed at 8.57pm

Public Forum

- The bulk of the discussion was about Housing Policy and the allocation of the Grange site for development: A resident observed that the Grange has a world heritage site within a mile and archaeological interest on the site itself and yet 8 councillors voted for the Grange site.
- A resident asked if housing could be limited to the balance between with what has been built and 50, ie already 10, restrict to 40.
- A resident asked if the PC had decided on the Grange before the PC meeting. The Chair stated that decision was taken at the meeting in the light of the responses at the consultation meeting. The Chair explained that the results had not been discussed before the meeting and went on to read the predetermination paragraph from NALC guide. .
- A resident asked if there is a way of objecting to new sites being added to the SHLAA. Can the PC object to another large site going onto the SHLAA. Chair explained that SHLAA sites are prospective. A Planning Consultancy has asked for this particular site to go into the SHLAA and it seems to be an attempt to move development away from Handforth PG suggested that we cannot object to a site being added to the SHLAA.
- A resident asked what the relationship is between the Local Plan strategy document and the SHLAA. He had received a letter saying no sites in Goostrey were going into Local Plan at present. PG said that at this moment the Local Plan has not got down to village level, only sites in Principle Towns and Key Service centres are currently specified in the Local Plan
- A resident thanked the PC for arranging the consultation event. However he felt it was a mistake to guide people to pick between the Grange and Mount Pleasant site.
- The Chair explained that the documentation at the event was explicit, there was no intent to guide people to the two sites, and residents attending had the option to put other sites forward. There are currently no deliverable sites in Goostrey and none are sustainable.
- A resident pointed out that the Grange site is within 1 mile of Jodrell Bank Observatory and as such Jodrell Bank may object. He thought that the PC should have made more people aware at the consultation and that before the PC promoted the Grange site it needed to talk to Jodrell Bank.
- He introduced Professor Garrington from Jodrell Bank to the meeting. Professor Garrington stated that he had not seen the PC's mail, and that he does not normally respond to any correspondence of this type unless there is a planning application pending. He said that it is an opportunity to see how this works from the bottom up rather than the top down and apologised to PC for not responding sooner. He also said it is difficult to say which site would be preferable without doing a detailed study which they would like to do in this case. Chair asked about the angle of houses and material used, does this help. Professor Garrington said it doesn't really help, it is mitigation but does not necessarily resolve the issue. Radio interference is the real issue. They do a lot of testing to shield their own equipment.
- Professor Garrington (Jodrell Bank) said that he appreciated the opportunity to speak with the Parish Council and would be happy to continue the dialog with PC at PC meetings and workshops at Jodrell Bank. Jodrell Bank has a dialog with a number of villages in the area.
- Resident asked if Professor Garrington could explain how radio interference interferes with Jodrell Bank. He explained that radio interference is the main issue, the next facility will be built in Africa. Jodrell Bank is a unique site in the UK, which has the facility for doing radio astronomy in the UK, rather than Africa and Australia. But it is limited to what can be done by radio interference. There is an international level of interference which will damage a radio telescope; one appliance at the distance of the Grange would exceed that limit.
- Chair asked if PC went to CEC and said Jodrell Bank said no development in Goostrey, how much weight would this have. Professor Garrington said it was difficult to say. PG asked what the impact would be of a voluntary microwave ban in Goostrey. Professor Garrington said this is not the whole issue, it is the aggregate effect of the all the electronic equipment in the

houses and the potential of the equipment, drills, microwaves etc. to malfunction. Malfunctioning devices cause most of the problem and the more of them there are the bigger the problem.

- The Chair thanked Professor Garrington for coming to the meeting, but expressed disappointment that it has taken so long for Jodrell Bank to come back to the Parish Council. The owners of Grange had also tried to contact Jodrell Bank, and failed and have now contacted another expert source.
- A resident asked if the Jodrell Bank information could be taken into account before councillors make their decision. Another resident asked if the decision on SHLAA can be delayed until Jodrell Bank have made further investigations on the suggested sites. The Chair said that as the 5 year supply of housing land had not been approved, the PC needed to make a move for 50 houses now to stop it becoming 200 houses.
- A resident mentioned that the Grange site is site of historical importance and it has on it an ancient boundary. The line of boundary is unusual in that it comes to a stop. She suggested there should be a professional archaeological investigation before building work takes place.

Other points raised during the Public Forum;

- A resident asked when PC would submit comments on the proposed development at Hermitage Lane, the Chair confirmed it would be done before the deadline of 14th February
- A resident asked if Jodrell Bank were commenting on the proposed Hermitage Lane development as comments need to be sent to CEC by 14th February. Professor Garrington said that they would send their comments to CEC.
- The resident also mentioned drainage problems at the junction of Main Road and Hermitage Lane. Water backs up causing major problems for the children crossing the roads. **Action:** Clerk to contact CEC regarding the problem with the drains.
- Cheshire Village Great War Society will be using the Village Hall on 10th May for an exhibition. Exhibition – members of society will pay for the exhibition but asks that PC pay for the hire of the Village Hall. **Action:** Clerk to put this on agenda for next PC meeting.
- A resident asked what are the options for Youth Facilities apart from building on the Play Area on Booth Bed Lane. The Chair replied stating that once a feasibility of building a youth facility has been established in the Village a public consultation will be arranged to allow the residents to put their opinions forward.
- A resident raised the issue of poor water drainage in the cemetery It has been reported to the vicar that a coffin has risen to the surface

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