

NEWBOLD ASTBURY CUM MORETON PARISH COUNCIL

Minutes of the Parish Council meeting held on Wednesday 14th March 2018 at Astbury Village Hall.

Part 1

Present Councillor J Carter (who chaired the meeting), Councillor J Critchlow (Vice Chairman) Cllr R Sutton, Councillor P Cliff, Councillor C Kennerley, Councillor N Plant, Councillor N Sharman, Councillor P Critchlow, Councillor N Barton, Councillor R Bailey *Cheshire East* and the Clerk.

Declaration of Interest

Cllr N Sharman - payments Fat Arrow Ltd, Cllr P Cliff - planning 16/4732C , Cllr R Sutton - 18/0525C

Public Forum

It was noted the meeting was being filmed by a member of the public.

29 members on the public present

There had been notification that under permitted development rights , Rushey Hey Farm, Oak Lane , Astbury CW12 4RT was intending to become an event's organiser be utilising a marquee and outside caterers. It was believed this would allow 28 weddings and festivals a year for up to 499 people. A website had been launched and already indicated a Gin Festival had been advertised and tickets sold.

The residents were very concerned that this needed no planning approval, at this stage,would cause issues for the nearby neighbours and they had attended to request the support of the Parish Council.

The points raised were as follows;

- How many events would this allows on site each year and was the organising and dismantling of equipment included within the allocated days?
- The noise to nearby residents would be a major factor.
- Times of operation – would there be a time when music had to cease?
- When operating under permitted development did this have to have a minimum acreage? It had been indicated in agriculture it was 5 hectares
- How many alcohol licences per annum would they be allowed?
- Highways - the roads to access the site were too narrow to accommodate the traffic involved plus the large deliveries that would be necessary to enable the functions. It was noted in a previous application for a dwelling the comments included 'the site is isolated and too narrow to travel down'. A Vale Football planning application was turned down due to highway restrictions.
- Access/ Safety were a concern.
- Light Pollution was an issue
- Wildlife disturbance was a concern
- Parking must be considered if up to 500 guests should attend, as there was not suitable hard standing and surely this was needed for a change of use application?

One resident threatened a civil action against the landowner as it would devalue his property if it went ahead.

The landowners were present and the Chairman offered a right to reply. They offered to answer emails if there were any queries but wished not to speak. He threatened court action if there was anything slanderous stated against himself and his family.

The chairman summarised the history of the 4/5 acre site and a previous planning application which had been approved for a dwelling in April 2012 but it had never been built. It had an agricultural tie as was connected to a pig farm. They also operated a farm shop. The Parish Council would make enquires with Cheshire East and would report back at the next meeting.

He thanked everybody for attending.

The 29 members of the public left.

26/18 Apologies Councillor R Lomas due to attending the theatre, Councillor P Stanway due to work commitments, Councillor A Banks due to work commitments and Councillor S A Banks due to work commitments.

27/18 Minutes

Resolved the minutes from 14th March 2018 were accepted and signed as a true and accurate record.

28/18 Planning Applications

- 18/0525C Clough Cottage, Oak Lane, Astbury CW12 3NT – Proposed extension to existing agricultural unit and formation of the new rearing unit.

Resolved No Objection

- 18/1263C Oakleigh, Childs Lane, Brownlow, Cheshire CW12 4TG – Demolition of existing building (which has consent for conversion to residential use) and construction of a replacement dwelling.

Resolved Objection

- 18/0749C Upper Medhurst Green Farm, Sandbach Road, Brereton CW12 4TA – Outline planning permission for an agricultural workers dwelling.
No comment as same submission as 13.2.18 which was responded to be the PC.
- 18/1226C Oakleigh, Childs Lane, Brownlow, Cheshire CW12 4TG – Erection of Carport and store.

Resolved No Objection

- 16/4732C Alcumlow Farm

The issue was now closed by the planning department after an email had been received from Mr Declan. The Parish Council were disappointed the earth bund had not been enforced.

Planning Appeal APP/R0660/C/16/3165487 and APP/R0660/C/16/3165509 – Land West of the holdings (known as the stables), Watery Lane, Newbold Astbury CW12 4RR.

The Clerk reported that the issue was being dealt with by planning enforcement.

Weld House Farm, Peel Lane Astbury – Fenced motor home

The Clerk reported the planning officer had visited site there was no breach of planning regulations at this time. It had been requested to keep them updated of any further changes.

29/18 Highways

Traffic Calming Survey

The Chairman requested all members read the report by the next meeting and it would be discussed further.

Accident by the Village Green on 27.02.18

Over the bad weather the ice/snow had caused a car to crash into the two wooden benches by the cemetery.

The clerk was following an insurance claim as all the details had been retrieved. BT would be contacted in reference to the broken glass in the phone box.

Wallhill Lane

Mr Wells had kindly cut back his tree but had made his concerns to the Parish Council about the right of way on the lane and the safety.

Cllr R Bailey would take this to CE to enquire about a resolution.

Cheshire Railings Painting

Resolved the Parish Council would instruct Brook Brothers to paint the railings at Brownlow.

Email with photographs from Mr T Gresty in relation to the Village Green

He was concerned about the part played by the massive tractors of our local farming community in this destruction within our Astbury Conservation Area in the main the village green. It would be valuable if Newbold Astbury cum Moreton Parish Council could confirm what steps are planned to replace the shattered stone edging blocks, and protect the village green and pavement from the continuation of such damage.

It was agreed this would go in the newsletter to remind the farmers and the Clerk would report the curb stones to Cheshire East. The issue if the traffic would be brought to the attention of the VTC Traffic consultant.

Brook Lane

The Clerk had put his on a priority list with highways.

The Rectory- Cllr N Barton was concerned as the access for the building work seemed to be across the Village Hall car park although there were no works at the present time. He was aware the VH had written a letter of concern.

Cllr P Critchlow requested the white lines to be reinstated on the junction with Brook Lane and Brownlow Heath Lane. The Clerk would report.

30/18 Risk Assessment 2017/18

The Council approved the Fixed Asset register with some amendments in the insurance cover. The budget was reviewed to the position the Council would end by the end of the financial year.

Resolved the Parish Council approved the Risk Assessment for 2017/18.

31/18 Internal Auditor 2017/18

Resolved the Parish Council would appoint Mr G Roberts – Clerk from Odd Rode to act as the internal auditor.

32/18 War Memorial

Cllr P Critchlow was in the process of obtaining a quote for the works to be carried out.

33/18 Annual Parish Meeting 16th May 2018

The Clerk reminded members that the Annual Parish Meeting was confirmed on the 16th May and the refreshments would be supplied by the Horseshoe Inn. The members were encouraged to bring at least one guest. Cllr J Carter would invite the school and Cllr P Stanway would invite the Church to attend.

Cllr P Critchlow would complete the annual newsletter by the end of March this would include the accounts and the Chairman's report.

34/18 Accounts

To note the balance of account – Royal Bank of Scotland = £9,191.70

Payments

- *Cheque Number 623* - £385.00 Astbury Village Hall (room hire)
- *Cheque Number 624* - £24.00 Fat Arrow Ltd
- *Cheque Number 625* – £352.09 Crewe Colour Printers (newsletter)
- *Cheque Number 626* – £300.00 St Marys Church Astbury PCC (donation)

Resolved the above payments be approved and signed for as above.

Receipts

- £683.47 HMRC – VAT claim

Resolved the Chairman would utilise his allowance and thank both Mrs J Cliff (newsletter) and Mrs J Pirie (Christmas tree) by sending some flowers.

35/18 Cheshire East

Resolved to suspend the Standing Orders to accept a report from the Ward Councillor R Bailey and Councillor L Wardlow.

Cllr R Bailey had attended a CE cabinet meeting the day before and updated members of the key points rose. The bus review had now been delivered including amendments to school children's transport. The Congleton Link Road had approved the most appropriate bidder and it should start by September 2018.

The WI had cleaned the village green seat around the tree in preparation for the summer and weddings.

36/18 Chairman and Members report

Cllr P Critchlow as due to take the minutes to the Archives in Chester. He wished to query the minutes from Moreerton cum Alcumlow Parish as they were not present in the documents retrieved from the retired clerk.

May Day – The Clerk updated the Council after receiving a report from Cllr R Lomas.

37/18 Clerks Report

The Clerk updated members on the first assessment of the LCA scheme. HS" update was circulated.

PART 2

Resolved; "That in accordance with the public bodies (Admission to meetings) Act 1960 as extended by the Local Government Act 1972 section 100 the press and public be excluded from the meeting for discussion of the under mentioned item on the grounds that the publication of the matter would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted"

38/18 Common Land at Brownlow

The Chairman had not received the electronic map from Mr Mearman but could progress with the hard copy from the clerk to address the revised boundary issue.

39/18 the next meeting would be the on 11th April 2018 at 7.30pm in Astbury Village Hall.

Meeting closed at 10.10pm

