

# CHELFORD PARISH COUNCIL

## Minutes of the Parish Council meeting held

Thursday 10<sup>th</sup> August, 2023 at 7:30p.m.

at The Hub, Elmstead Road, Chelford.

Present Councillors J. Fielding, C. Howlett, T. McCrum, C. Montaldo, O. Reeves, D. Wilson, C. Wright.

Members of the public (0).

Kerren Phillips & Luke Jones – Representatives from Jones Homes.

Cheshire East Ward Member Councillor A. Harrison.

Dr. E. M. Maddock – Clerk & Responsible Financial Officer.

In the absence of the Chairman, Councillor C. Montaldo chaired the meeting.

### 1. Apologies for absence

Councillor B. Brindley – Personal reason.

Councillor S. Wilson – Personal reason.

**254/23 RESOLVED (a) To receive and approve the apologies for absence received. (All in favour)**

### 2. Declarations of interest

#### (a) Declarations of interest in items on the agenda –

Councillor T. McCrum – Item 12(g) – Personal friendship with family of Luke Jones, Jones Homes representative.

Councillor D. Wilson – Item 6(e) – Wife of committee member of Connecting Chelford.

Councillors O. Reeves and J. Fielding noted that they currently live in properties at Cricketers Green (a Jones Homes development) – Item 12(g).

**255/23 RESOLVED (a) To receive and note the declaration of interest above. (All in favour)**

Item 12(g) was brought forward to this point in the meeting.

7:55p.m. - Borough Councillor A. Harrison joined the meeting during item 12(g).

8:07p.m. - Kerren Phillips and Luke Jones excused themselves from the meeting and left.

### 3. Public forum for questions

(a) **Questions from members of public** – No questions had been received from or were presented by members of the public.

**256/23 RESOLVED (a) To note that no questions had been received from Members of the public. (All in favour)**

#### (b) Summary of issues raised on social media accounts

i. It was reported that a report had been received regarding dogs approaching small children at the new play area at Chelford Activity Park.

**257/23 RESOLVED (a) That the Clerk make enquiries regarding the position of the Parish Council in respect of dogs at the site. (All in favour)**

### 4. Reports from external organisations

#### (a) Cheshire East Ward Member Cllr. A. Harrison – report on matters of interest –

Borough Councillor A. Harrison reported that he had met with the Police & Crime Commissioner to discuss the average speed camera pilot currently being carried out at Plumley with a view to Chelford being included within any future rollout. It was noted that several controversial planning applications had been submitted to Cheshire East Council recently. Parishes are being encouraged to get involved with the 80<sup>th</sup> anniversary of D-Day events planned for June 2024. Borough

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Councillor A. Harrison is planning to distribute another leaflet in the local area in the near future. Borough Councillor A. Harrison reported that he had been working with other Ward Members to call in the decision to introduce green waste collection charges, he is also working to develop an Armed Forces policy at Cheshire East Council and has been challenging the decision to reduce free access to gym memberships for armed service veterans. Concern had been expressed regarding the inconsistent approach to community speed watch at present. It was also reported that the delay by Cheshire East Council to release s.106 funds was causing local frustration.

- 258/23 RESOLVED** (a) To receive and note the report of Borough Councillor A. Harrison.  
(b) That Borough Councillor A. Harrison approach the Police to raise queries regarding the inconsistent approach to community speed watch.  
(c) That Borough Councillor A. Harrison make representations to Cheshire East Council to request progress to allocate s.106 funds for community purposes.  
(All in favour)

## 5. Minutes

- (a) The Minutes of the Parish Council Meeting held 13<sup>th</sup> July, 2023 had been previously circulated to all Members.

- 259/23 RESOLVED** (a) That the Minutes of the Parish Council Meeting held 13<sup>th</sup> July, 2023 be confirmed as a correct record.  
(All in favour)

## 6. Finance

- (a) **Financial Statement 2023/24 as at 10<sup>th</sup> August, 2023** – Members considered the financial statement 2023/24 which was unanimously accepted. (Appendix A)  
(b) **Receipts** – The Chairman noted the receipts which had been received since the last meeting. (Appendix B)  
(c) **Payments** – The Chairman outlined the basis of payments listed at Appendix C.

- 260/23 RESOLVED** (a) That the financial statement as at 10<sup>th</sup> August, 2023 be received and observations be duly noted. (Appendix A)  
(b) That receipts listed at Appendix B be received and duly noted.  
(c) That the schedule of payments at Appendix C be approved and duly authorised. (All in favour)  
(d) **Transfer of funds** – It was reported that the transferring of funds held at Skipton Building Society from the Community Saver 9 (3.30%) to a Community Saver 10 (3.60%) account would increase interest yields.

- 261/23 RESOLVED** (a) That approval be given to transfer funds held in the Community Saver 9 account to a Community Saver 10 account. (All in favour)  
(e) **Grant application** – Details of the grant application, in the sum of £200, from Connecting Chelford had been previously circulated to all Members. A detailed discussion took place regarding the proposed project and funding.

- 262/23 RESOLVED** (a) That the grant application, in the sum of £200, be approved.  
(b) That further information be requested from the applicant to clarify queries raised during the discussion and in order

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that further consideration may be given to possible additional support for the project. (All in favour)

- (f) **Chelford Community Newsletter advertising fees** – Members considered the receipts and payments relating to the newsletter and trades directory for the first year of publication. It was considered that the Patron and Trader fees for the second year of publication should be increased.

- 263/23 RESOLVED** (a) That the Patron fee for inclusion in year two publications be £100.  
(b) That the Trader fee for inclusion in year two publications be £25. (All in favour)

## 7. Planning Matters

- (a) **Recent planning decisions** – Members noted the planning decisions which had been issued by Cheshire East Council in respect of development within the Parish since the last meeting. (Appendix D)

- 264/23 RESOLVED** (a) That the recent planning decisions be received and duly noted. (All in favour)

### (b) Planning applications for consideration

- i. **22/3348M**: Willow Glade, Peover Lane, Chelford. SK11 9AJ  
Conversion of existing building to form new dwelling. [Amended application]

- 265/23 RESOLVED** (a) That the comments at Appendix E be submitted to Cheshire East Council in respect of planning application 22/3348M. (All in favour)

- ii. **23/2213M**: Fishing Lane, Bollington Lane, Nether Alderley.  
Provision of two parking areas and three fishing cabins. Retrospective permission for erection of fencing.

- 266/23 RESOLVED** (a) That the comments at Appendix F be submitted to Cheshire East Council in respect of planning application 23/2213M. (All in favour)

- iii. **23/2883M**: 16 Clay Heyes, Chelford. SK11 9ST  
1<sup>st</sup> floor extension above garage and conversion of attic.

- 267/23 RESOLVED** (a) That the following comments be submitted to Cheshire East Council in respect of planning application 23/2883M: Chelford Parish Council has concerns regarding the inclusion of the proposed window to the side elevation as it is considered that this will be unneighbourly and adversely affect the privacy and residential amenity of the neighbouring property (18 Clay Heyes). Should Cheshire East Council be minded to approve the application it is requested that consideration is given to this window being subject to a condition requiring glazing with obscured glass.  
The Parish Council requests that all relevant policies of the Chelford Neighbourhood Plan are also taken into consideration during the determination of the application, including those relating to materials. (All in favour)

- iv. Planning applications received following the issue of the agenda – None.

- 268/23 RESOLVED** (a) To note that no new planning applications had been received. (All in favour)

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## 8. Chelford Activity Park

- (a) **Issues identified during routine inspections** – Councillor B. Brindley was not present at the meeting to report.

**269/23 RESOLVED** (a) **That the update report be deferred to the next meeting.** (All in favour)

- (b) **Novation of grounds maintenance contract** – It was reported that the current contracting business had been bought by Tivoli Group Ltd. The current contract terms remained the same with the new contractor.

**270/23 RESOLVED** (a) **That approval be given for the novation of the grounds maintenance contract from Greenfingers Landscape Ltd. to Tivoli Group Ltd.** (All in favour)

- (c) **Refurbishment work at Chelford Activity Park** – It was reported that information relating to quality control processes at Cheshire East Council had not yet been received.

**271/23 RESOLVED** (a) **To receive and note the updates.** (All in favour)

## 9. Assets

- (a) **Parish Council height barrier** – Members considered recent events relating to the height barrier and the risk assessment which had been previously circulated to all Members.

**272/23 RESOLVED** (a) **That the recent events relating to the height barrier be noted.**  
(b) **That the risk assessment be approved. (Appendix G)**  
(c) **That the Clerk be authorised to purchase a combination lock for use on the height barrier.**  
(d) **That the Clerk return the current lock, chain and keys (including any invoice which it has been suggested will be directed to the Parish Council) to the representative of Chelford Parish Hall.** (All in favour)

## 10. Highway Matters

- (a) **Updates on reported highway defects** – Members noted the updates relating to highway defects as listed at Appendix H.

**273/23 RESOLVED** (a) **To receive and note the updates relating to reported highway defects.** (All in favour)

- (b) **Highway defects requiring attention** – Borough Councillor A. Harrison reported that he was considering projects to pursue which, at present, potentially include the re-painting of the yellow lines at Dixon Drive and improvements to the footway along Knutsford Road.

**274/23 RESOLVED** (a) **To note that no new defects were reported.**  
(b) **To receive and note the update from Borough Councillor A. Harrison.** (All in favour)

- (c) **Zebra crossing, Knutsford Road** – Borough Councillor A. Harrison reported that he had been contacted regarding vehicle speed data in the vicinity of the zebra crossing.

**275/23 RESOLVED** (a) **To receive and note the update.** (All in favour)

## 11. Correspondence

- (a) To consider specific correspondence received by the Parish Council since the date of the last ordinary meeting and determine such actions as Members consider

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appropriate thereto –

- i. Cheshire East Council – Notification of garden waste subscription service commencing in January, 2024.

**276/23 RESOLVED (a) To receive and note the information. (All in favour)**

- ii. Cheshire East Council – Library services review – final proposals.

**277/23 RESOLVED (a) To receive and note the information. (All in favour)**

- iii. ChALC – Notice of date of Annual Meeting: 12<sup>th</sup> October, 2023.

**278/23 RESOLVED (a) To receive and note the information. (All in favour)**

- iv. Knutsford Town Council – Invitation to participate in Knutsford Area Parishes Meeting.

**279/23 RESOLVED (a) To note that the Chairman will attend the meeting. (All in favour)**

- v. Cheshire East Council – Pre-consultation information relating to car parking services within Cheshire East.

**280/23 RESOLVED (a) To receive and note the information. (All in favour)**

## 12. Community Matters

- (a) **Chelford Ward Policing Team** – It was reported that the Chelford Ward PCSO will be moving to a new role at the beginning of September. The latest monthly incident report outlined that the following matters had been dealt with by the Police: one burglary; five vulnerable person assessments; one broken down vehicle; one flood; one burst pipe; one report of off-road bikes driving dangerously and one traffic collision.

**281/23 RESOLVED (a) To receive and note the report. (All in favour)**

### (b) Community Speed Watch

- i. **Community Speed Watch activities** – It was reported that no activities had taken place within recent weeks.

**282/23 RESOLVED (a) To receive and note the report. (All in favour)**

### (c) Chelford Bowling Club – There was nothing to report.

**283/23 RESOLVED (a) To note there was nothing to report. (All in favour)**

- (d) **Chelford Parish Hall** – It was reported that matters were progressing to transfer the holding trusteeship of Chelford Parish Hall to the Parish Council. A valuation of the building and land assets held by Chelford Parish Hall had been requested by the solicitor.

**284/23 RESOLVED (a) That, in line with advice from the Parish Council's solicitor, that the Clerk request the value of the land and building assets held by Chelford Parish Hall as set out in current insurance documentation. (All in favour)**

### (e) Chelford Railway Station

- i. **Ticket vending machine** – It was reported that information had been received from Northern Rail advising that there were no current plans to replace the ticket vending machine at Chelford Railway Station. Train passengers who are unable to use online methods to purchase tickets can buy tickets from the train conductor or at their destination.

**285/23 RESOLVED (a) To receive and note the update. (All in favour)**

- ii. **Crewe to Manchester Community Rail Partnership Steering Group meeting held 3rd August, 2023** – A report from the meeting had been

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previously circulated to all Members.

- 286/23 RESOLVED (a) To receive and note the report. (All in favour)**  
(f) **Chelford Village website** – Members noted that the Chelford Village website had been operating for many years and that an expression of thanks should be sent to recognise the work that has been done.
- 287/23 RESOLVED (a) That the Clerk send an expression of thanks to the Chelford Village website team leader. (All in favour)**  
(g) **Potential future development within the Parish** – Representatives from Jones Homes outlined current thoughts regarding the potential development of a parcel of land adjacent to Crickets Green.
- 288/23 RESOLVED (a) To receive and note the information. (All in favour)**  
**13. Code of Conduct** – The revised Code of Conduct, as adopted by Cheshire East Council, had been previously circulated to all Members.
- 289/23 RESOLVED (a) That the revised Code of Conduct be adopted. (All in favour)**  
**14. Co-option of Parish Councillor** – Members noted that there was still one vacancy for a Parish Councillor.
- 290/23 RESOLVED (a) That an invitation for residents to submit an expression of interest to be a Parish Councillor be included within the next newsletter. (All in favour)**  
**15. Matters for inclusion on next/future meeting agenda**  
(a) Several carried forward from previous meetings.  
(b) Updates relating to asset maintenance tasks (repairs and routine cleaning).  
(c) Review of savings opportunities for Parish Council funds.
- 16. Date of next meeting** – Thursday 14<sup>th</sup> September, 2023 at 7:30p.m.

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

- 291/23 RESOLVED (a) That a resolution to exclude the public and press from the following item of business on the grounds that it could involve the likely disclosure of exempt information was not required as no business is to be discussed at item 17 (All in favour)**
- 17. Matters for consideration including those transferred from above items** – None.

The meeting was declared closed by the Chairman at 9:37p.m.

Signed:.....

Approval date: 14<sup>th</sup> September, 2023

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## APPENDIX A

Financial Statement – 2023/24 as at 10 <sup>th</sup> August, 2023					
Actual 2022/23 £	Details	2023/24 Budget £	Actual to Jul. 23 £	Agenda Aug. 23 £	Budget Balance £
	<b>Receipts</b>				
44,980.00	Precept	47,498.00	23,749.00		23,749.00
0.00	Balances	0.00	0.00		0.00
1,145.78	Investment interest	0.00	0.00	42.94	0.00
0.00	Sale of assets	0.00	0.00		0.00
0.00	Grants, donations & refunds	0.00	0.00		0.00
1,250.00	Newsletter advertising	0.00	60.00		0.00
1,451.63	VAT refund		2,698.09		848.09
<b>48,827.41</b>	<b>Total receipts</b>	<b>47,498.00</b>	<b>26,507.09</b>	<b>42.94</b>	<b>24,597.09</b>
	<b>Payments</b>				
11,847.32	Salary (Clerk)	13,655.00	4,210.00	1,052.50	8,392.50
434.38	National Insurance (Employer)	530.00	176.00	44.00	310.00
2,677.52	Pension contributions (Employer)	2,855.00	930.40	232.60	1,692.00
766.79	Allowances (Clerk)	930.00	270.13	70.13	589.74
75.21	Administration	295.00	2.60		292.40
0.00	Chairman/Member allowances	0.00	0.00		0.00
402.50	Audit fees (internal & external)	540.00	225.00		315.00
591.36	Insurance	1,000.00	0.00		1,000.00
70.00	Donations (inc. s.137)	370.00	0.00		370.00
0.00	Grants	3,000.00	0.00		3,000.00
318.03	Newsletter	1,467.00	733.01	190.48	543.51
96.39	Street lighting	280.00	36.16		243.84
24.00	Website	50.00	8.00	2.00	40.00
270.00	Professional services	2,091.00	1,147.00		944.00
0.00	Advertising	100.00	0.00		100.00
562.00	Subscriptions/affiliation fees	665.00	539.25		125.75
220.00	Room hire	350.00	347.50		2.50
100.00	Training	550.00	195.00		355.00
2,854.15	Chelford Activity Park maintenance	6,175.00	1,291.12	223.82	4,660.06
2,033.00	Chelford Village maintenance	4,520.00	780.00	350.00	3,390.00
19,864.95	Assets – purchase	3,000.00	905.00		2,095.00
456.50	Assets – maintenance	3,325.00	0.00		3,325.00
1,677.00	Community Events	500.00	499.88		0.12
0.00	Neighbourhood Plan	250.00	0.00		250.00
47.96	Contingency	1,000.00	64.62		935.38
2,698.09	VAT		732.93	115.16	
<b>48,087.15</b>	<b>Total payments</b>	<b>47,498.00</b>	<b>13,093.60</b>	<b>2,280.69</b>	<b>32,971.80</b>

Cash/Bank reconciliation	01/04/23	13/07/23	10/08/23	31/03/24
Balance B/Fwd	101,662.54	101,662.54	115,076.03	112,838.28
Add total receipts	47,498.00	26,507.09	42.94	24,597.09
Less total payments	47,498.00	13,093.60	2,280.69	32,971.80
Balance C/Fwd	101,662.54	115,076.03	112,838.28	104,463.57
<b>Cumulative balances</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>	<b>Balance</b>
	<b>01/04/23</b>	<b>13/07/23</b>	<b>10/08/23</b>	<b>31/03/24</b>
General funds	56,702.28	70,250.77	68,013.02	59,638.31
Earmarked reserves	44,960.26	44,825.26	44,825.26	44,825.26
	101,662.54	115,076.03	112,838.28	104,463.57

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## Cash/Bank Reconciliation as at 10<sup>th</sup> August 2023

### Cash

Balance brought forward 01/04/23		
Current Account	4,687.60	
Business Reserve Account	15,908.73	
Skipton Building Society	81,066.21	
	101,662.54	
Plus receipts	26,550.03	
Less payments	15,374.29	
Balance carried forward 10/08/23:	112,838.28	

### Bank (NatWest)

<b>Business Reserve Account</b>	15,951.67		05/07/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00	15,951.67	10/08/23
<b>Current Account</b>	22,367.64		05/07/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
Approved 2022/23	-318.03		
Approved 2023/24	-3,948.52		
For approval	-2,280.69		
	-6,547.24	15,820.40	10/08/23
<b>Skipton Building Society</b>			
<b>Community Saver Account</b>	81,066.21		01/04/23
Add receipts/transfer since above statement			
	0.00		
	0.00		
Less unrepresented cheques			
	0.00		
	0.00	81,066.21	10/08/23
Total bank balances 10/08/23		112,838.28	



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## APPENDIX B

### Receipts

NatWest Bank plc	£12.42	Gross interest – April 2023
NatWest Bank plc	£15.46	Gross interest – May 2023
NatWest Bank plc	£15.06	Gross interest – June 2023

## APPENDIX C

### Payments for approval

Cheque No 001547	E. M. Maddock	£1,037.88	Salary & allowances: August 2023
Cheque No 001548	H.M. Revenue & Customs	£70.86	Income Tax & National Insurance contributions
Cheque No 001549	Greenfingers Landscape Ltd.	£268.58	Grounds maintenance: July 2023
Cheque No 001550	Northwich Town Council	£420.00	Floral display watering
Cheque No 001551	Cheshire East Council	£190.48	Newsletter printing: July 2023
Standing Order	Cheshire Pension Fund	£290.49	Pension contributions: August 2023
Direct Debit	1&1 IONOS	£2.40	Email account fees: August 2023

## APPENDIX D

### Outstanding planning applications & recent planning decisions

- 19/2936W Dingle Bank Quarry, Holmes Chapel Road, Lower Withington. SK11 9DR  
Variation of Condition 4 on application 16/3064W – Variation of Conditions 2, 4 and 5 of permission 10/3080W.  
DECISION STATUS – Undecided
- 19/4049M Land at former Chelford Agricultural Centre, Dixon Drive, Chelford.  
Non-material amendment to approved application 18/0171M.  
DECISION STATUS – Undecided
- 19/5674M The Coach House, Peover Lane, Chelford. SK11 9AN  
Planning permission for replacement of the existing Gardener's Cottage, together with ancillary garaging/store and garden building and associated works.  
DECISION STATUS – Undecided
- 20/3607M Eddie Stobart Ltd, Knutsford Road, Chelford. SK11 9AS  
Amendment to s106 (release the local connection criteria for the Shared Ownership units) on application 16/0504M – Reserved matters application for access, appearance, landscaping, layout and scale following approval 13/4640M.  
DECISION STATUS – Undecided
- 22/3348M Willow Glade, Peover Lane, Chelford. SK11 9AJ  
Conversion of existing building to form new dwelling.  
DECISION STATUS – Undecided [Amended application: 14/07/23]
- 22/5050M Fir Tree Cottage, Carter Lane, Chelford. SK11 9BD  
Demolition of existing house and garage and construction of new replacement dwelling.  
DECISION STATUS – Undecided

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- 23/1921M Land to the south of Peover Lane, Chelford. SK11 9AJ  
Construction of two new dwellings and the gifting of the land outlined in blue to the community to enable the re-establishment of the former cricket facilities.  
DECISION STATUS – Undecided
- 23/2154T 2 Yewtree Cottage, Alderley Road, Chelford. SK11 9AP  
Yew Tree – reduce stubs back down into live growth. Reason: to produce a solid canopy formation and to improve the overall shape of the tree.  
DECISION STATUS – Undecided
- 23/2369M Holly Tree House, Pepper Street, Chelford. SK11 9BE  
Extensions and alterations to include a side and rear leisure complex extension to the existing dwelling and alterations to the existing detached garage.  
[Application site within Marthall Parish.]  
DECISION STATUS – Undecided
- 23/2425T 1 Highland Drive, Chelford. SK11 9GB  
T1: Oak tree, by roadside, near the side of the house. Reduce radial crown spread of tree by up to 2m, on South and East face away from building. Thin out remaining tree canopy by up to 20% to balance crown. Tree is very close to building and it is recommended to make minor works now to keep the tree at a suitable size for its location. T2: Oak tree just behind fence at the back of the property. Remove overextended lateral branch that extends over the garden to balance crown and improve aesthetic of tree.  
DECISION STATUS – Undecided
- 23/2448M 106 Dixon Drive, Chelford. SK11 9BX  
Renovation of dwelling to include rear extension and conversion of loft.  
DECISION STATUS – Undecided

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## APPENDIX E

**22/3348M:** Willow Glade, Peover Lane, Chelford. SK11 9AJ  
Conversion of existing building to form new dwelling. [Amended application]

Chelford Parish Council re-iterate the comments made in respect of the original application (see below), however, in addition, raise concern about the unwelcome precedent that the proposed development would set in the rural, green belt setting.

1. Chelford Parish Council wishes to draw attention to the Chelford Neighbourhood Plan and request that all relevant policies are observed including those relating to the use of materials which are in keeping with existing surrounding buildings.
2. The site lies within the Green Belt, therefore, appropriate assessments should be undertaken to ensure that the openness of the green belt will not be detrimentally impacted by the proposed development and/or ancillary structures which may be constructed to support use of a second dwelling at the site.
3. It is requested that the current use class of the building is confirmed together with the use class of the proposed converted building to clearly establish whether the proposed dwelling is to be independent or ancillary to the existing dwelling.
4. It is requested that appropriate assessments are carried out to ensure that the proposed development meets the criteria of a 'conversion' of an existing building given the extensive nature of work proposed.
5. That appropriate assessments should be made to ensure that highway access to the site is safe for all highways users, including passing pedestrians.
6. It is noted that a bat survey has been completed confirming the existence of four bat species in and around the site. It is considered that any habitat supporting bats should be protected.

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## APPENDIX F

**23/2213M:** Fishing Lane, Bollington Lane, Nether Alderley.

Provision of two parking areas and three fishing cabins. Retrospective permission for erection of fencing.

Chelford Parish Council **strongly objects** to the above application on the following grounds:

1. The proposed development will detrimentally affect an area of green belt which has a high wildlife value and potential to be designated as a local wildlife site. The applicant's ecology report states that the site, "holds good ecological value and provides good habitat for a host of species as a collective site".
2. The proposed development will introduce features into the site which are not suitable for the area which has high ornithological value. The development of cabins and car parking will negatively affect the tranquillity of the area which allows biodiversity to flourish.
3. The application has not provided details of any very special circumstances which would support the construction of three cabins within this green belt site.
4. The proposed location of the parking areas is inappropriate as they are close to the waters edge, thereby creating increased disturbance for bank nesting birds and other wildlife that resides, forages or hunts close to the water. No details are provided regarding the proposed materials and construction of the car parking areas.
5. The proposed development, by its very nature, will increase the number of visitors to the site. The location of the site means that visitors will need to arrive by car and, given that no details of intended occupancy or use of the cabins has been provided, it is unclear as to whether the existing access track is appropriate to service the intended activities. No analysis of proposed traffic flow, expected vehicle types or anticipated timing of vehicle movements has been provide within the application.
6. The ecology report refers to a 'proposed lighting scheme associated with the design', however, details of this do not appear to be present within the application. Any artificial lighting would be unwelcome at this site as it will detract from the natural appearance of the site and negatively impact biodiversity.
7. The application does not provide details of the proposed hours of operation at the site, nor how disturbance to nearby properties by visitors to the site will be mitigated.
8. The application does not provide details of how entrance to the site will be managed, the proportions of visitors which will be day visitors and longer stay visitors. Furthermore, details are not provided regarding management and monitoring of fishing licences.
9. No details are provided within the application regarding consultation with relevant agencies in respect of stocking of fish in the lake. Furthermore, no details are provided regarding the disposal of dead fish stock or the control of disease.
10. The application does not provide details of how the site will be serviced, e.g. refuse

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collection, disposal of foul waste, utilities, cleaning, maintenance, and provides no assessment of how these activities will impact upon biodiversity and neighbouring residents.

11. The site is subject to numerous tree preservation orders relating to individual and groups of trees. It is important, therefore, that all these trees are protected from harm.
12. The the proposed 'cabins' appear to be easily capable of being used as residential dwellings, due to the size and internal design, therefore are considered totally inappropriate in this Green Belt location which has a high habitat distinctiveness.
13. That the ecology report refers to the appraisal being carried out, "for the development of cabins and associated infrastructure to facilitate angling and other rural activities". The application does not provide information as to the nature of these 'other rural activities', therefore, an assessment of their impact upon the biodiversity at this site, or nearby residents, cannot be undertaken.
14. The former quarry site, to the knowledge of the Parish Council, does not have permission for commercial activities. The site is a former quarry site, within the Green Belt that has been restored to, "nature conservation, amenity and agricultural use. A variety of habitats will be created and managed including: mixed woodland with black poplar; wet woodland with alder and willow scrub; shallow water and reed fringed margins; hedgerows; unimproved conservation grassland and great crested newt habitat." [Ref: Restoration Masterplan with planting details 14/1788W] The proposed development does not support the objectives of the restoration plan which was delivered following the closure of the quarrying activities and is, therefore, considered inappropriate.
15. That the proposed fencing, for installation near to Woodlands House, is considered out of keeping and not appropriate in this rural, green belt location. The proposed 2.4m height of the fence appears excessive and will affect the openness of the green belt in this rural location. The materials proposed for the fencing are not clear within the application, however, the design appears to suggest a style which would be detrimental to the wildlife corridor present in this area and the hunting behaviour of wildlife at the site. Fencing which has already been installed is of a 'Heras style' which is a totally inappropriate design and appearance for this rural location. Use of urban style fencing detracts from the local distinctiveness of the area and is an unwelcome, inappropriate visually intrusive feature,
16. It is interesting that the application does not appear to include measures to meet the recommendations of the ecology report submitted with the application, e.g. "screening would be required to minimise disturbance impacts" for Lapwing, Oystercatcher, Little Ringed Plover and Kestrel. Any proposed activities which would lead to disturbance of these bird species are considered unacceptable.
17. The ecology report makes reference to great crested newts as not being present on site. It is interesting that the restoration plan for the former Mere Farm Quarry identified that Great Crested Newt presence as been known at the site and that survey results show that a medium population is using the site. An area of the site, immediately adjacent to the red line boundary of this application was allocated as a Great Crested Newt habitat with links into the wider habitat corridors. A Cheshire Wildlife Trust report

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prepared to support the development of the Chelford Neighbourhood Plan identified that the site “supports a medium population of the European protected great crested newts”.

18. The Cheshire Wildlife Trust report identifies that there are badgers, at least four species of foraging and roosting bats as well as bird assemblages that are of county significance, including species that are rare, scarce and/or notable for Cheshire.
19. The Cheshire Wildlife Trust identified the site as having a high habitat distinctiveness value. This should be protected to ensure that it can continue to support the wide range of biodiversity present at the site. The report identifies the site as being part of the indicative wildlife corridor network.
20. The Cheshire Wildlife Trust report states, “Stocking ponds with high numbers of fish decreases the wildlife value, because introduced fish (such as bottom feeding non-native carp) can deplete the pond of invertebrate larvae and amphibian eggs/larvae as well as water plants”. It, therefore, follows that the proposed development would be detrimental to biodiversity and lead to a deterioration in the habitat value of the site.
21. The application does not appear to offer any features which would enhance the biodiversity at the site. The proposed development (cabins, car parking and fencing) will discourage biodiversity at the site, therefore, the proposed development is considered inappropriate.
22. In conclusion, the Parish Council consider that the application constitutes inappropriate development within the green belt and will detrimentally affect biodiversity both within and surrounding this highly valuable habitat site.

## APPENDIX G

### Parish Council Height Barrier

Chelford Parish Council is the owner of the height barrier located at the entrance to the Chelford Parish Hall car park.

A repair has been ordered to address the damage to the horizontal bar and a completion date has been requested from the contractor.

A review of arrangements relating to the height barrier is required.

### Risk Assessment

The following risk assessment relates to the height barrier at the entrance to the car park at Chelford Parish Hall, Knutsford Road, Chelford.

Risk identified	H/M/L	Management / Control of risk	Review/Assess/Revise
Damage to vehicles – unclear clearance height	M	Notice advising drivers of maximum clearance height.	Consider installing notice (subject to professional advice).
Damage to vehicles –	M	High visibility colouring of barrier.	Current, highly visible, yellow colour

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<b>Risk identified</b>	<b>H/M/L</b>	<b>Management / Control of risk</b>	<b>Review/Assess/Revise</b>
visibility of barrier		Barrier currently painted yellow. Standard colouring of new barriers is alternate red and white bands.	of barrier considered satisfactory.
Damage to vehicles – visibility at low light levels	M	Reflective strips on barrier to increase visibility in low light levels.	Consider whether reflective strips should be applied to increase visibility of barrier during darker periods.
Injury to drivers – collision with barrier	H	Barrier to be secured/locked in open or closed position. The barrier should not be left unsecured.	Each individual with means of access must ensure barrier left secured in open or closed position.
Injury to operators – falling parts, trapped fingers	L	Barrier inspected regularly for damage.	Damage to be reported to Parish Council for action.
Injury to operators – falling from height	L	Accessibility of locking mechanisms.	Review of height of lock mechanisms to establish whether operators can access without the aid of steps or similar. Steps should not be required as increases risk of falling into path of moving vehicle causing injury.
Access – Routine	M	Unauthorised access of vehicles through barrier	Parish Council to hold list of all individuals who have means of access.
Emergency access – Fire/Ambulance/Police access to incidents at site	H	Height barrier should be capable of being secured, however, emergency access should be available at all times.	Use locking mechanisms which allow access to site by emergency services. Combination lock to be used.
Vandalism	M	Height barrier left secured.	Regular inspection of barrier for vandalism.