

CHELFORD ANNUAL PARISH MEETING

MINUTES OF THE ANNUAL PARISH MEETING HELD

TUESDAY 16TH MAY, 2017 at 7:30 p.m.

at CHELFORD VILLAGE HALL, KNUTSFORD ROAD, CHELFORD.

PRESENT - Councillors: D. Wilson (Chairman), J. Leach, B. Brindley, A. Boon, K. Chaudhuri.
Members of Public (52).
Mr. Jeremy Owens - Development Planning Manager, Cheshire East Council.
Cheshire East Borough Councillor G. Walton.
Dr. E. M. Maaddock - Clerk & Responsible Financial Officer, Chelford Parish Council.

1. **APOLOGIES FOR ABSENCE** - Revd. G. Tetzlaff.

2. **MINUTES** -

The Minutes of the Annual Parish Meeting held 17th May, 2016 had been previously displayed on the Chelford Village website and had been available, upon request, from the Clerk.

1/APM/17 **Resolved** a) **That the Minutes of the Annual Parish Meeting held 17th May, 2016 be confirmed as a correct record and signed by the Chairman.**

Proposed Councillor K. Chaudhuri

Seconded Councillor A. Boon

All in favour

Item 4 was brought forward to this point in the meeting.

3. **CHAIRMAN'S REPORT FOR 2016/17** -

Councillor D. Wilson reported that the recent newsletter distributed to all properties within the Parish contained the Annual Report for 2016/17, however, he wished to highlight some key points.

Parish Council: Over the past year the Parish Council has met bi-monthly and has dealt with a wide range of business. This has led to meetings often being rather long and dealing with a series of complex issues, therefore, the Parish Council will, from September 2017, meet on a monthly basis. Residents were advised that the recent increase in precept was in response to a detailed review of the costs associated with continuing to provide existing services and facilities for residents. At present there are two Parish Councillor vacancies, therefore, residents are encouraged to come forward to join the Parish Council.

Planning Matters: The Parish Council has received a number of planning applications over the past year many of which have involved considering large quantities of technical information. It was noted that the Parish Council does not have any decision making powers in respect of planning matters but, where possible, the Parish Council strives to make constructive comments in respect of applications received. The planning application for a wakeboarding facility on the former Mere Farm Quarry is due to be considered by the Cheshire East Council Strategic Planning Board on 24th May, 2017.

Development at the Former Eddie Stobart site: Work at the site has now commenced with much of the demolition work now complete. Building work should commence in the near future. The names of the roads within the development have now been approved by Cheshire East Council despite objections raised by the Parish Council that the proposed names did not reflect the historical context of the site. It is expected that the pedestrian crossing on Knutsford Road will be constructed early in the building programme. Developer contributions (by way of Section 106 Agreement) will be used to enhance a number of facilities within the Parish including Chelford Primary School, Mere Court and Astle Court.

Chelford Market: Following the departure of Wright Marshalls from the market site no further information relating to the site has been made available. Confirmation has been received that efforts have been made to secure the site by boarding up the office windows and welding the gates closed.

Chelford Volunteers: An expression of thanks was extended to all those who volunteer in Chelford through a range of organisations including the church, scouts, guides, Chelford Players and the station volunteers. It was noted that the Station Volunteers have, again, won an award for their floral displays at the station. The group is soon to be formally constituted and future projects are being considered.

Broadband: The Parish Council has continued to monitor the provision of superfast broadband within the Parish which, at present, does not appear to be available to all residents. It is hoped that through Phase 3 of the rollout by Connecting Cheshire and the installation of infrastructure to serve the new developments that Chelford will receive increased availability of superfast services.

Neighbourhood Plan: Chelford Parish Council has agreed to proceed with the preparation of a Neighbourhood Plan for the parish. This will create a formal document setting out the vision for the

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community and planning policies for future development of the Parish. A Steering Group is currently being formed and residents are encouraged to engage with the process as much as possible. Information will be available via the Chelford Village website, events, questionnaires and the Parish Council.

4. CHELFORD, SITE ALLOCATIONS & THE LOCAL PLAN? -

The Chairman welcomed Mr. Jeremy Owens to the meeting and invited him to present an outline of the current status of the Cheshire East Council Local Plan and, in particular, how the site allocations process will affect Chelford parish.

Mr. J. Owens explained that the Local Plan comprises three parts: the Local Plan Strategy, Site Allocations & Development Policies plan and the Minerals & Waste Development Plan. The Local Plan Strategy is at an advanced stage and it is anticipated that this document will be adopted in the coming months. This document sets out the overall development strategy for the Borough and allocates larger strategic development. The Site Allocations & Development Policies plan forms a more detailed document within which smaller, non-strategic sites are allocated.

Chelford is identified within the Local Plan settlement hierarchy as a Local Service Centre, therefore, development will be allocated having reference to the size of the parish and the amenities available. There are thirteen Local Services Centres within Cheshire East which, between them, will be expected to accommodate 3,500 homes and 7 hectares of employment land. A substantial proportion of this expectation has already been allocated through planning permissions granted. The remainder will be allocated having regard to many criteria including; Green Belt, site constraints, site opportunities, brownfield sites, settlement characteristics and impact on important features e.g. Jodrell Bank.

It was reported that during the process of determining Site Allocation & Development Policies there will be a review of the Green Belt and it may be necessary to amend the boundary around settlements within the Borough. Any proposed changes will be subject to consultation and also the production of evidence to support such changes.

The call for sites associated with the Site Allocations & Development Policies has taken place recently and several sites within Chelford have been put forward for consideration. These will be assessed by Cheshire East Council prior to a consultation, possibly later in 2017, when residents will be able to consider the options available and make their views known to Cheshire East Council.

The Chairman invited questions from residents present at the meeting:

Q: Will a potential change of government affect the work being done on the Local Plan?

A: Cheshire East Council is working to achieve a Local Plan which meets the test of soundness against current national planning policy. Should this change, for any reason, it will be necessary to make appropriate amendments to ensure continued conformity.

Q: Will allocation of development be based upon local demand rather than the availability of development land?

A: Development allocation figures will be generated following an assessment of each settlement and taking into consideration development already completed and/or committed. Allocation figures have not yet been calculated for Local Service Centres.

Q: If Chelford meets the allocated development figure prior to 2030 will further development be expected?

A: Further development will not be expected but that does not prevent planning applications being submitted to and considered by Cheshire East Council.

Q: Chelford Bowling Club has recently received notice to quit as the site may become available for development. Can the Site Allocations & Development Policies process assist to save this community facility?

A: The present use of a site will be taken into consideration during the assessment of any sites that are submitted for development. No information was available at the meeting to confirm whether this site has been submitted during the call for sites.

Q: When allocations for housing are made are there associated allocations for facilities and/or employment to support the development?

A: Site assessments include review of the capacity of existing infrastructure e.g. schools, GPs etc. An infrastructure delivery plan accompanies the Local Plan strategy.

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Q: Are there any restrictions regarding type and density of allocated development?

A: The density of development will be guided by the specific nature of the site and any associated features. A mix of housing is usually required. This level of detail is usually addressed during the planning application process rather than through the Local Plan.

Q: Has any land been put forward for development by Peaks & Plains Housing Trust?

A: This information was not available at the meeting.

Q: Are responses from individuals or the Parish Council treated with equal weight?

A: Responses, regardless of origin, are only considered on their planning merit.

The Chairman reported that Chelford Parish Council had responded to the Site Allocations & Development Policies plan consultation to oppose changes to the Green Belt boundary as this forms an important feature of the parish. The Parish Council has been made aware that several landowners have submitted land to be considered for development, however, this matter will be considered in due course through the Cheshire East Council consultation process.

The Chairman thanked Mr. J. Owens for his informative presentation and for answering questions from those present.

(8:02p.m. - Mr. J. Owens excused himself from the meeting and left.)

5. PUBLIC FORUM -

The Chairman invited questions from residents present at the meeting:

A resident asked whether any update was available regarding footway clearance along Alderley Road. No update was available, however, this would be followed up by the Clerk.

Concern was raised regarding tipping of waste near to the market site. Photographs have been taken and reports made, however, there is concern that the frequency of such activity will increase now that the site is vacant. The Chairman suggested that reports continue to be made when tipping occurs and that the Parish Council is kept informed so that the situation can be monitored.

A resident asked whether the parking restrictions within the Dixon Drive estate will be removed now that Chelford Market has closed. Borough Councillor G. Walton reported that this will be reviewed in the future, however, it was suggested that the restrictions remain at present as they may be helpful in controlling parking of contractors during any development work at the site.

A resident asked whether the coal building at the station is likely to be available for community use? The Chairman advised that this matter would need to be referred to the site owners.

A resident raised concern about the potential loss of bus services within the Borough which presently provide a vital service to residents who do not have access to a car. Borough Councillor G. Walton reported that there will shortly be a ten week consultation regarding the bus service review being undertaken by Cheshire East Council.

A resident asked whether there was any process in place to address any issues which may arise from the proposed development at the former Mere Farm Quarry site should the scheme be approved? The Chairman advised that, should the application be approved, there may be conditions relating to operations at the site.

A resident asked whether the Parish Council had given consideration to providing a defibrillator within the Parish? The Chairman reported that this matter had been discussed in the past, however, it was decided not to proceed at that time as there were issues relating to possible locations for the device. The Chairman suggested that this matter could be revisited by the Parish Council and given further consideration. A resident suggested that a valuable alternative may be to provide first aid classes for residents.

Councillor D. Wilson thanked everyone for attending the Annual Parish Meeting and declared the meeting closed at 8:40p.m.

Signed: ...

Approval Date - 13th July, 2017