

Minutes of a meeting of Tabley Parish Council held on Tuesday 15th January 2018 at Mere and Tabley Community Club

PRESENT

Councillor H Gurney-Smith (Chairman)

Councillors: D Bailey, A Greenway, N Withenshaw, N Evans, G Lang, T Jackson, G Bowen and S Carson.

Also Present:

Mrs P Robinson, PCSO Courtney Nancollas (part) and Mrs. S Sherwood (Clerk)

The meeting commenced at 7.30pm.

1. **APOLOGIES FOR ABSENCE:** Councillor S Wharfe
2. **DECLARATIONS OF INTEREST** - none declared.
3. **MINUTES OF PREVIOUS MEETING**
RESOLVED: That the minutes of the meeting held on 13th November 2017 be approved as a correct record.
4. **Matters Arising**
 - 4.1 **Holly Grove Play area Wall** – The wall, despite assurances from Cheshire East Council that the repairs were scheduled has now been fenced off and access cannot be gained to the playing field. **ACTION:** The Clerk to write to CEC to find out what the plans are for the repair of the wall.
 - 4.2 **A556 meeting with Mr C Burrows.** The meeting scheduled between Councillor Withenshaw and Mr Burrows to discuss any final requirements on the A556 road before Costain finish, was cancelled.
5. **Public Participation – A period of not more than fifteen minutes were made available for the public to submit comments**
 - 5.1 Mrs Robinson advised that the coffee mornings are becoming well attended and are open to all ages. They take place the 2nd Wednesday of every month. Details to be included in the next newsletter.
6. **Police Report –**
 - 6.1 **Police updates:** PCSO Courtney gave a brief update of burglaries in the area and highlighted the need to take security seriously.
 - 6.2 **Tabley Hill Lane.** Parking is still a serious issue along Tabley Hill Lane, especially by the car sales garage. The Police cannot ticket for parking on double yellow lines, however Cheshire East parking enforcement officers can. They should be contacted and asked to visit the area. **ACTION:** The Clerk to contact and arrange. Furthermore, although there are no buses, cars are parking in the bus stop, which is an offence and is causing visibility problems leaving Pickmere Lane. The Clerk should also include this area.
 - 6.3 **Tabley Hill Lane junction.** A request has been made for the police to monitor the illegal maneuvers at this junction. **ACTION** PCSO Courtney to speak with her sergeant about this issue as it is deemed too dangerous for PCSO's to undertake this issue.
7. **Cheshire East Councillor Report.**
None
8. **Finance**
 - 8.1 **To note the current financial position**

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|---------------------------|----------|
| Business Premium Account: | £ 542.90 |
| Community Account: | £3258.60 |
 - 8.2 **To approve the following payments**
 - £200.00 – Sarah Sherwood Salary December and January 2018
 - £50.00 – HMRC December and January 2018
 - £141.11 – Sarah Sherwood – expense claim 2017
 - £350.00 – St Pauls PCC – annual church graveyard maintenance.**RESOLVED:** Financial report 15th January 2018 approved.
9. **Correspondence**
 - Charlotte Peters Rock regarding a meeting to get the Knutsford and district War memorial returned to the community.
 - Sylvia Batty regarding the Best Kept Village competition for 2018 – Tabley will not be entering.
- 11 **To receive Councillor Reports**
 - 11.1 **Holly Grove Play Area.** The benches are still due to be installed. **ACTION:** The Clerk to chase for a date of completion.

11.2 Highways

- 11.2.1 **The footpath from the Smoker to Northwich Road still requires cutting back.** This location is to be placed on a future scheme to hopefully be done as soon as possible.
- 11.2.2 **Moss Lane** The highway is still in a poor state of repair. The Moss Wood is causing a problem with overhanging bushes and branches. **ACTION:** The Clerk to try to identify who owns this land.
- 11.2.3 **Spring Cottage** – the owners of the property are aware of the issue however no work has been done and the highway is starting to deteriorate due to the excessive amount of water. **ACTION:** The Clerk to write to CEC and the owners to try to get the work completed.
- 11.2.4 **Tabley Hill Lane.** The kerbs require sweeping. The footpath from Knutsford to the cemetery is very narrow and is used a lot by pedestrians. This requires cutting back. **ACTION:** The Clerk to report to CEC Highways.
- 11.2.5 **Flittogate Lane.**
- 11.2.5.1 The triangle at the end of Flittogate Lane where it meets Pickmere Lane has been damaged and still requires action. **ACTION:** Cheshire East Council are to chase this with Traffic Department to see what they have planned for this location.
- 11.2.5.2 A trench has appeared on Flittogate Lane. This currently has cones around it, but requires filling. **ACTION:** The Clerk to report to CEC Highways.
- 11.2.6 **M6 Junction 19.** The street lights are due to be repaired on 16th January 2017 (dependent on weather and emergencies). If there are faults on the lights this may take longer to repair. The footpaths are still overgrown; however, Highways England are due to report back to the Clerk very shortly with a planned date for the work to be done.
- 11.2.7 **Broadband** – Councillor Bowen gave an update on the progress of connecting Tabley to fibre broadband. Due to the nature of Tabley (being very spread out there are problems getting the village connected. **ACTION:** Councillor Bowen to discuss with Little Bollington to see what solution they have to this issue.
- 11.2.8 **A556 trunk road**
- 11.2.8.1 It was noted that the drainage on the new road is an issue as many of the kerbs have collapsed. **ACTION:** The Clerk to report this to Highways England.
- 11.2.8.2 **The Detrunked Road - B5569.** It is considered that there are not enough signs to stop lorries following their satnavs as lorries are still using this road and having to turn around. Furthermore, when vehicles exit from Moss Lane more signage is required to stop vehicles turning left.

12 Planning

- 12.1 **To approve the Planning Policy for Tabley Parish Council.** Following the circulation of the proposed Planning Policy, this was approved unanimously by the Council.
- 12.2 **Delegated Powers.** It was unanimously agreed that the Clerk should have delegated powers to respond to planning applications on behalf of the Parish Council – see item 3.5 of the Planning Policy.
- 12.3 **To note the decision made by Cheshire East Council**
- **Application 13/3336M** construction of cattle and feed stores on existing agricultural land at Land off Moss Lane, Over Tabley
Parish Council recommendation: Objection.
Cheshire East Council Decision: Not decided 27th July 2017
 - **Application 16/0509M** Traditional oak frame garden room extension on the side of the house. At Hillcrest House, Tabley Hill Lane, Tabley, Knutsford, Cheshire, WA16 0EW
Parish Council recommendation: No objection
Cheshire East Council Decision: Registered application
 - **Application 17/3853M** Outline planning application with means of access to be determined (all other matters reserved for subsequent approval) for the erection of up to 260 dwellings (Class C3); the provision of serviced land for allotments; a community orchard, a playing pitch, landscaping and open space; new internal highways, car and cycle parking; sustainable drainage measures including surface water retention ponds, provision of utilities infrastructure; earthworks and all ancillary enabling works at Land North Of, Northwich Road, Knutsford
Parish Council recommendation: Objection
Cheshire East Council Decision: Registered application
 - **Application 17/5201M** Proposed two storey side and single storey rear extension at 9, Holly Grove, Tabley, WA16 0HR
Parish Council recommendation: Comment withdrawn
Cheshire East Council Decision: Approved with conditions / 14-Dec-2017
 - **Application 17/5111M** Conversion of vacant agricultural barns into six dwelling houses and associated works Villa Farm, Chester Road, Tabley, Cheshire, WA16 0EX
Parish Council recommendation – concern about the proximity to the A556
Cheshire East Council Decision: Registered application
 - **Application 17/5482M** Listed building consent for rebuilding of outbuilding in rear grounds, extension of existing garage for animal welfare and storage facilities, accommodation in roof space of existing garage

block and restoration of walled garden including three small pavilions, tennis court and vegetable garden at Over Tabley Hall, Old Hall Lane, Tabley, Cheshire

Parish Council recommendation: No objection

Cheshire East Council Decision: Registered application

- **Application 17/5481M** Rebuilding of outbuilding in rear grounds, extension of existing garage for animal welfare and storage facilities, accommodation in roof space of existing garage block and restoration of walled garden including three small pavilions, tennis court and vegetable garden Over Tabley Hall, Old Hall Lane, Tabley, Cheshire, WA16 0PW

Parish Council recommendation: No objection

Cheshire East Council Decision: Registered application

- **Application 17/5672M** Listed building consent for amendments to previously approved extensions ref: 16/2815M at White Lodge, Chester Road, Tabley, WA16 0HF

Parish Council recommendation: Objection – wish the original conditions to be adhered to.

Cheshire East Council Decision: Registered application

- **Application 17/5877M** Erection of gates, gate posts, associated walls and planting at White Lodge, Chester Road, Tabley, WA16 0HF

Parish Council recommendation: Strong objection

Cheshire East Council Decision: Registered application

- **Application 17/5673M** Construction of a Biomass Boiler Store, amendments to previously approved ref; 16/4065M White Lodge, Chester Road, Tabley, WA16 0HF

Parish Council recommendation: No objection

Cheshire East Council Decision: Registered application

- **Application 17/5671M** Amendments to previously approved extensions ref: 16/2815M White Lodge, Chester Road, Tabley, WA16 0HF

Parish Council recommendation: No objection

Cheshire East Council Decision: Registered application

12.4 **To note the following planning applications – comments made at meeting: -**

- **Application 17/6002M** Change of use for improvements and upgrade to existing trackway. Addition of a turning circle for delivery vehicles and temporary standing. Landscaping and planting of orchard. White Lodge, Chester Road, Tabley, WA16 0HF

Parish Council recommendation: Objection. The application is totally out of keeping with this Grade II building and the embankment has caused issues to the flora and fauna of the area. The drive way at 6-metres wide is excessive and the green fencing is totally out of keeping for this historic area. All the work that has taken place without permission has been done to screen the site from the road, however the building was purchased knowing that the road was there. This work has been done without planning permission and it is considered that despite being notified of this issue when the work was first done, Cheshire east have been very slow in taking any action. Tabley Parish Council fully concur with the comments made in a letter dated 9th January to Cheshire east Council by The Gardens Trust.

- 15 The meeting finished at 8.40pm. Date of next meeting: - 15th January 2018 at Mere and Tabley Community Club at 7.30pm - Jamie Carruthers to attend to discuss M6 Junction 19 Improvement Scheme.

Signed

Councillor Helen Gurney-Smith – Chairman Tabley Parish Council