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ANNUAL MEETING OF CHORLEY PARISH COUNCIL

Wednesday 08th May 2024 at 7.30pm

The meeting was held at Lindow Primary School, Chorley, Alderley Edge.

MINUTES

Present: Cllr Richard Barraclough, Cllr David Connor, Cllr Barry Durbar, Cllr Christa Gould & Cllr Sophie Wilkinson. (Chair of Chorley Parish Council following item 1).

Also, Present – Ashley Comiskey Dawson (Clerk)

CE Ward Cllr Mark Goldsmith

1) To elect a Chair to Chorley Parish Council and sign the declaration of acceptance of office. 24/051

Cllr Barraclough proposed Cllr Wilkinson, seconded by Cllr Connor.

Resolved: Unanimously.

Cllr Sophie Wilkinson was duly elected Chair of Chorley Parish Council and signed the declaration of acceptance of office.

2) Apologies for absence: 24/052

Apologies received from Cllr Rainey.

3) To receive Declarations of interest and requests for dispensation to discuss, or discuss and vote on a matter in which a member or co-opted Member has a Disclosable Pecuniary or non-pecuniary interest (DPI): 24/053

None.

4) Parishioners' attendance: Introduction and opportunity for attendees to share points of Parish interest & Open Forum- Comment and questions concerning items on this agenda may be put to the Council by the public during this period. The maximum time allotted for public speaking is 15 minutes: 24/054.

None.

5) To elect a Vice-Chair to Chorley Parish Council and sign the declaration of acceptance of office. 24/055

Cllr Connor proposed Cllr Barraclough, seconded by Cllr Gould.

Resolved: Unanimously.

Cllr Barraclough was duly elected vice-chair of Chorley Parish Council and signed the declaration of acceptance of office.

6) To elect a Chair to the Councils Planning committee. 24/056

Cllr Wilkinson proposed Cllr Rainey to Chair the Parish Councils planning committee, seconded by Cllr Gould.

Resolved: Unanimously.

7) Appointments to areas of responsibility. 24/057

- i. **CHALC** – Cllr Durbar
- ii. **Lindow Trust** – Cllr Gould
- iii. **PCC Representative** – Cllr Durbar
- iv. **Police Liaison** – Cllr Connor
- v. **Footpaths and Tree Warden** – Cllrs Connor & Rainey
- vi. **Highways** – Cllr Connor
- vii. **Chorley Chat /Website** – Cllr Wilkinson

- viii. **Manchester Airport Liaison** – Cllr Gould
- ix. **Planning Committee members** – All CPC members
- x. **Lindow Moss Partnership** – Cllr Barraclough

8) To approve and sign the Minutes of the meeting of Chorley Parish Council held on the 03rd April 2024: 24/058

Cllr Durbar proposed, seconded by Cllr Gould to approve, and sign the minutes of the meeting of Chorley Parish Council held on the 03rd April 2024.

Motion Carried: Three in favour with two abstentions.

9) To receive any update from Wilmslow West and Chorley Ward Members. 24/059

Cllr Goldsmith reported the following:

CEC have recently launched a new bus consultation, with a view of not cutting the existing budget allocated to bus services but to determine a way of making buses work better including potentially allowing rural residents to book a bus to pick them up from their home, utilising existing buses to do school runs, office runs e.g. Alderley Park and then running to out of town shopping centres before returning to the school and office run again in the evening. CEC are also looking at the installation of electronic signage in their bus stops so that users know what time their bus will actually arrive.

He noted that there are proposals to turn Wilmslow library into a hub with a number of different services including pop up banking etc in order to increase use of the library and to bring more people into the centre of Wilmslow. He noted that the short stay car park will have a new minimum wait of 30 minutes as opposed to 1 hour and that the parking charges have been reduced in both the short and long stay car parks.

Cllr Goldsmith also noted that the restructuring of CEC was currently in hand with a company of consultants having been brought in with a view to making in the region of £25 million in savings per year. He noted that currently CEC have 3 HQs based in Macclesfield, Sandbach and Crewe and also three separate transport depots. It is from these areas that savings will be made.

10) To receive a report from the PCSO 24/060a

The PCSO was in attendance at the meeting and reported the following:

- No incidents of note.
- On 24th April, the Trucam was used on Knutsford Road and measured 10 vehicles speeding.
- On 08th May the Trucam was used on Knutsford Road and measured 0 vehicles speeding.
- A new PC has been recruited for Wilmslow West and Chorley ward and will be joining Cheshire Police shortly. Also noted was that the new Wilmslow Police station is currently under construction showing a continued investment in policing in Wilmslow.

11) Matters Arising 24/060

- i. Update on deed of easement with the developers of the Laburnum Farm site. – Still with CE Planning.
- ii. Footpaths & Bridleways. – No update.
- iii. Footpath adjacent to Prospect House. – The Parish Council have discussed the footpath with a local resident, it seems he has not been made aware of this footpath and there is still ambiguity as to whether this is on his land or not. Land registry search is not clear. CPC is minded to bring this to the attention of CEC PROW for clarification.

12) Highways Issues 24/061

- I. Flooding of Foden Lane. – Action has been scheduled by CE Highways to attend to remove the tree roots currently blocking the gully at the northern end of Foden Lane – CE Ref No. 5481222.
- II. Sink Hole on Foden Lane. – Cllr Wilkinson will photograph this again and forward to Cllr Goldsmith to speak to highways officers.
- III. Gullies and drainage. – Cllr Connor is dissatisfied with the response received from CE Highways about the level of risk posed by the gully at Dingle Avenue and its low score on their repair matrix. Cllr Goldsmith suggested that Cllr Connor write and ask the officer who attended and provided the initial report to meet on site to discuss in further detail and to escalate the matter.

13) MOTION: To receive any further recommendations from councillors regarding the spend of currently held CIL monies. 24/062

Cllr Wilkinson proposed, seconded by Cllr Durbar to spend up to £350.00 for the installation of a new bench in Beswick's Lane Park.

Resolved: Unanimously.

Councillors enquired as to whether the parish ranger could jet wash the matting and equipment at the park.

14) To Review the Council's level of insurance provision and agree a new insurance contract. 24/063

Cllr Connor proposed, seconded by Cllr Wilkinson to approve the quotation from Zurich Insurance for 24/25.

Resolved: Unanimously.

15) To review and agree the Parish Council's 2024/25 Risk Assessment. 24/064

Cllr Wilkinson proposed, seconded by Cllr Durbar to approve the parish councils 2024/25 risk assessment.

Resolved: Unanimously

16) To receive and respond to the internal auditor's report for 2023/24. 24/065

Cllr Wilkinson proposed, seconded by Cllr Durbar to approve the internal auditor's report for 2023/24.

Resolved: Unanimously.

17) To review the Council's Standing Orders. 24/066

Cllr Connor proposed, seconded by Cllr Barraclough that they were satisfied with the current Standing Orders.

Resolved: Unanimously.

18) To review the Council's Financial Regulations. 24/067

Cllr Connor proposed, seconded by Cllr Barraclough that they were satisfied with the current Standing Financial Regulations.

Resolved: Unanimously.

19) To appoint an Internal Auditor. 24/068

Cllr Durbar proposed, seconded by Cllr Wilkinson to appoint JDH Business Services as the council's internal auditor for 24/25.

Resolved: Unanimously.

20) To review the council asset register. 24/069

Cllr Connor proposed, seconded by Cllr Wilkinson to approve the council's asset register.

Resolved: Unanimously.

21) To confirm the Council's eligibility criteria to exercise the General Power of Competence. Two criteria must be met: two thirds of members are elected, and the Council has a CiLCA qualified clerk. 24/070

Cllr Durbar proposed, seconded by Cllr Connor to confirm the Council's eligibility criteria to exercise the General Power of Competence. Two criteria must be met: two thirds of members are elected, and the Council has a CiLCA qualified clerk.

Resolved: Unanimously.

22) MOTION: To sign the AGAR 23/24 Certificate of Exemption for External Audit. 24/071

Cllr Durbar proposed, seconded by Cllr Barraclough to sign the AGAR 23/24 Certificate of Exemption for External Audit.

Resolved: Unanimously.

23) Planning 24/072

1) Decided List: 24/073

- a) 22/3245M PLUM TREE COTTAGE, GORE LANE, ALDERLEY EDGE, SK9 7SP Approved with Conditions.**
- b) 22/2792M RED BEECH HOUSE, 78, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF Awaiting Decision.**
- c) 23/2623M LAND AT 66 TO 72, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE Awaiting Decision.**
- d) 23/4803M Pnd View, 66, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF Awaiting Decision.**
- e) 24/0145M 27, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE, SK9 7SD Approved with Conditions.**
- f) 24/0811M Field View, 64, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF Approval Not Required (Stage 1).**

g) 24/1046M United Utilities, CARR LANE, ALDERLEY EDGE, SK9 7SL **Awaiting Decision.**

2) New Applications: 24/074

- a) 24/0846M THE COVES, CARR LANE, ALDERLEY EDGE, ALDERLEY EDGE, CHESHIRE, SK9 7SL - We, Chorley Parish Council have no objections to Application No. 24/0846M relating to The Coves, Carr Lane, Chorley, Alderley Edge. We are assuming that the previous Application for this property (No. 23/0368M) that all outstanding issues which were raised by Residents of 79 Knutsford Road have been resolved. We did comment that we held concerns that the proposed development will leave the property without internal garage space and this comment stands.
- b) 24/1177M The Homestead, 36, KNUTSFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SF - We, Chorley Parish Council, have carefully read through Planning Application No. 24/1177M relating to 36 and 38 Knutsford Road, Chorley, Alderley Edge. We have also referred back to previous Applications made numbered. 21/6343M which dealt with No 36 and 22/3945M which dealt with both 36 and 38 Knutsford Road, this was for clarification purposes.

We continue to have the very same concerns we had when previously asked for our comments. Regrettably, we cannot see in this Application (24/1177M) that our concerns and those of the Neighbours close by have been fully considered. We therefore reiterate what we stated when the Applicant last applied. namely...

We have severe concerns regarding the access to the proposed development during its works and afterwards when the potential for vastly increased traffic flows is established at a segment of Knutsford Road which is already causing issues for the residents, pedestrians, Businesses, and motorists. We would also like it noted that alongside the proposed development and to the rear is what we believe to be a Byway which is very overgrown, and we also believe has been encroached upon by the existing property leaving it very narrow. The legislation for a Byway in the UK is that it should not be less than 4 Metres Width. We do believe this has been massively reduced as a consequence of a large shed being built onto the Byway. We would ask that the Planning Officer responsible for the evaluation of this Application review the Byway and make it a condition that should they approve the proposals then this should be returned to its appropriate width and condition.

We would finally add that a number of Neighbours have real concerns regarding this proposed development in terms of the height and intrusion this will have on their properties and amenity. We would therefore ask that these concerns shared by the Neighbours be seriously considered when making your final decision.

It is because of the above concerns that we have no alternative but to object to the Application.

- c) 24/1151M 83, KNUTSFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SH - We, Chorley Parish Council, refer to Planning Application No. 24/1151M 83 Knutsford Road and can confirm we have no objection.
- d) 24/1153M Trafford House Farm, Beswicks Lane, Alderley Edge, SK9 7SN - We, Chorley Parish Council, have reviewed Planning Application No. 24/1153M referring to Trafford House Farm, Beswicks Lane, Chorley, Alderley Edge., along with previous Planning Applications Numbered 20/4659M and 24/0294M. We have no objections to the proposals within this Application. It appears however, to cover the requirement to install posts and a gate to Entrance 2. We believe that this Application should include the actual requirement for Entrance 2 as part of the request as it does not appear to be included in previous Planning Applications.
- e) 24/1261M LAND AT, FODEN LANE, ALDERLEY EDGE - We, Chorley Parish Council, have read through Planning Application No. 24/1261M relating to land at Foden Lane, Chorley, Alderley Edge, Cheshire. We have a number of issues with the Application and list them as follows:

- * The land, we understand, is currently Agricultural land. Should the Applicant not be applying for Change of Use to Equestrian before applying for any development?
- * The address on the Application states Nether Alderley which is incorrect. It should be Chorley.
- * HQ as it is referred to in the Application is currently for sale along with the surrounding area and various Businesses. (Application No. 23/2623M refers). No mention of this is made in this Application and it is therefore wondered what does this mean to this Application if HQ no longer exists?
- * The Application header is misleading in that the Applicant is applying for a Menage, Horse Walker, Solar Panels, 15 Stables and a large barn along with a much larger/wider entrance/track., most of this is missing from the description. We would ask that this is amended to reflect the total Application detail and also that the Blue Planning Application form is attached to the gate alongside Foden Lane so that local people are able to view and comment.
- * Within the Application it is stated for 6 cars. Where will the various Horseboxes and Trailers be parked?
- * Reference is made to the temporary storage of horse manure. Where on the plans is the temporary storage located? May we also ask what the drainage arrangements will be during the holding period of the manure?
- * The track highlighted on a map to show the safe transfer of horses from HQ to what they refer to as the Annexe is private and NOT, as far as the Parish Council are aware, for use by the general public. It is private property. In fact, some weeks ago it was gated and locked at the Carr Lane access point, so no-one is able to use it. Does the Applicant have specific permission from the landowner to use this track and, if so, how will they manage it on a daily basis?
- * The traffic using Foden Lane is immense and fast moving. We have two/three long term major issues with a Sink Hole and Flooding which has been the subject of an ongoing dialogue with the Parish Council, Ward Councillors and Cheshire East Highways. If we now expect the additional traffic for this Business plus the horses back and forth, how can we best assure them that they and the motorists using the lane will be safe.
- * The Application shows 4 existing staff, it also says that there will be 6 staff should this go ahead, however, later it states that there will be 6 additional staff. What is the number of full-time staff now and in the future?
- * The Applicant currently lives in a static caravan at what they refer to as HQ. Given that this location is for sale and subject to development then can we expect the Applicant to assume residence at the Foden Lane Site? If that is the case then where is the Planning Application to cover this?
- * The Applicant is very clear that there is a business need for the expansion of the livery yard and states there is currently a waiting list. It would be extremely helpful if a Business Plan was included in the Application.
- * May we respectfully ask the Applicant to review the acreage of the land and, in doing so, review the number of horses it will hold for year-round grazing purposes and the necessary resting of land. It is our understanding that the measurements of the fields are 5.51 Acres. 5.55 Acres and the small area is at best 2 Acres. If the development goes ahead then what would be the remaining acreage left for grazing? Our first view would be that there may be approx. 10 acres left not developed. Given that the Applicant has considered the humane needs of the horses by quoting BHS then perhaps we could suggest that a reduction in the number of stables and overall development be considered in line with their quoted BHS legislation.
- * There is a large permanent Pylon sited very close to the proposed development plus all traffic would need to pass under the lines to gain access etc. May we suggest that National Grid are consulted on this Application as they may need to assess the safety aspects and advise the Applicant accordingly.
- * The land is currently Green Belt open countryside, and we ask that this be taken into account by the Planning Officer responsible for the decision-making process.

Given the above outstanding questions and concerns we feel we have no alternative but to Object to the Application.

f)

Weekly planning lists – circulated by email.

24) Finance 24/075

- i. Cash Book and Bank Reconciliation for financial year to date 2024/25 to be agreed and signed.

Cllr Connor proposed, seconded by Cllr Wilkinson to approve the cash book and bank reconciliation for financial year to date 2024/25.

Resolved: Unanimously.

- ii. Order of payment of accounts BACS & Cheques for May & June 2024 to be agreed and signed.

Cllr Wilkinson proposed, seconded by Cllr Barraclough to approve the order of payment of accounts for May and June 2024, totalling £1,945.29.

Resolved: Unanimously.

25) Notices & Correspondence 24/076

- i. All correspondence has been circulated to all councillors either by hand or via email.

26) Date of next meeting 24/077

17th July 2024

Close of Meeting.

The meeting closed at 8:35pm.

**Chair of Chorley Parish Council
Cllr Sophie Wilkinson
08th May 2024**

Date Raised	Action	Cllr / Officer Responsible	Target Date for completion
01-10-17	Foden Lane – Flooding	Andy Wilson CE Flood Risk – Andy Simpson	Awaiting response from Area Highways Officer. See Sink Hole – Foden Lane
15-03-23	Meet with AHO to review.		
05-04-23	Funding through 23/24 highways scheme by CE	Cllr Craig Browne	
19-07-23	CPC have invited Cllr Craig Browne to a future meeting to discuss.		
13-09-23	Escalated to Cllr Craig Browne	Cllr Craig Browne	
10-01-24	Escalated to Cllr Michael Gorman	Cllr Michael Gorman	This location should be on the vis-cut, I have sent an email to the green op's manager, although I will checkout this week myself. (Sept 21) Jeremy Hough has contacted the manager at SCP to ensure cut-back continues.
06-03-24	Escalated to Cllr Goldsmith	Cllr Mark Goldsmith	
01-06-18	Foden Lane - Bracken (Regular cutting by CE over three years)	CE LHO – CE Highways	
July 22	Bracken has been cut back on Foden Lane.		
July 23	Bracken Half cut back on Foden Lane.		
04-03-20	Sink hole on Foden Lane	Andy Simpson / CE Highways / HSE	This location is placed on the capital schemes of repair where the barriers are placed around on the verge however, the drainage improvement

15-03-23	Meet with AHO to review.		over the little bridge is identified and details of the priority criteria is on the Cheshire east website.
05-04-23	Team from Highways attended but no further progress or update.		
13-09-23	Escalated to Cllr Craig Browne	Cllr Craig Browne	
10-01-24	Escalated to Cllr Michael Gorman	Cllr Michael Gorman	
06-03-24	Escalated to Cllr Mark Goldsmith	Cllr Mark Goldsmith	
19-10-22	Mark overgrown hedges and excess water flows onto map of Foden Lane and return to AHO for him to contact landowners	Cllr Rainey	ASAP
03-04-24	Cut Back Overgrowth in from of School sign outside of No.38 Knutsford Road.	Parish Ranger	Completed
03-04-24	Land Registry Search for Prospect House Footpath.	Clerk	Completed
03-04-24	Install New 30MPH Repeater Signs from CIL money along Knutsford Road.	Parish Ranger	Completed
08-05-24	Install New Bench in Beswicks Lane Park and Jet Wash area	Parish Ranger	Summer 2024
08-05-24	Dingle Ave Gully – Liase with CEC officer to attend and review initial response to CPC's concerns.	Cllr Connor	ASAP