



**The Parish Clerk, 13 Heywood Close, Alderley Edge, Cheshire. SK9 7PP**

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**MEETING OF CHORLEY PARISH COUNCIL**

**Wednesday 18<sup>th</sup> September 2024 at 7.30pm**

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

**MINUTES**

**Present: Cllr Richard Barraclough (Chair of Chorley Parish Council following item 1), Cllr David Connor, & Cllr Margaret Rainey**

**Also, Present – Ashley Comiskey Dawson (Clerk)**

**CE Ward Cllr Mark Goldsmith**

**1) To elect a Chair to Chorley Parish Council. 24/095**

Cllr Connor proposed Cllr Barraclough as chair of Chorley Parish Council, seconded by Cllr Rainey.

**Resolved: Unanimously.**

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

**2) To note resignations received from Councillors. 24/096**

Noted that both Councillors Wilkinson & Gould had resigned from the Parish Council owing to the fact that both had moved out of the area over the summer.

**3) To elect a Vice Chair to Chorley Parish Council. 24/097**

Cllr Barraclough proposed Cllr Connor as vice-chair of Chorley Parish Council, seconded by Cllr Rainey.

**Resolved: Unanimously.**

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

**4) Apologies for absence: 24/098**

Apologies received from Cllr Durbar.

**5) 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): 24/099**

Cllr Rainey declared a non-pecuniary interest in item 13 but was granted dispensation to discuss and vote on the item.

**6) 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: 24/100.**

None.

**7) To approve and sign the Minutes of the meeting of Chorley Parish Council held on the 17<sup>th</sup> of July 2024: 24/101**

Cllr Connor proposed, seconded by Cllr Rainey to approve and sign the minutes of the Chorley Parish Council meeting held on the 17<sup>th</sup> of July 2024.

**Resolved: Unanimously.**

**8) To receive any update from the PCSO. 24/102**

The PCSO provided the following report:

Cheshire Constabulary  
Chorley Parish Council report 18<sup>th</sup> September 2024

Incidents of note:

- 16/09/2024 – Chelford Road. Member of the public found black-and-white house in the cemetery insecure with the door open following windows having been smashed. Officers attended but did not find anyone there. I will look into this when next able to.
- 29/08/2024 – Dingle Avenue. Two-vehicle Road traffic collision. No injuries: elderly driver believed responsible referred to Fitness to Drive Program for an assessment of driving ability as an alternative to prosecution.

Other matters:

- Speed enforcement with TruCam was carried out on Knutsford Road on:
  - 28/07/2024 – one activation.
  - 29/07/2024 – two activations.
  - 14/09/2024 – 11 activations.

All vehicles have been sent for processing by the Central Ticket Office at HQ which will decide further action to be taken by the drivers: no further action, course, points and a fine or court.

- Upcoming surgeries at Brook Lane Coffee Co.:
  - 15<sup>th</sup> October
  - 26<sup>th</sup> November

All 3pm to 4pm.

- PCSO Morris

**9) To receive any update from Wilmslow West and Chorley Ward Members. 24/103**

Cllr Mark Goldsmith was in attendance at the meeting and reported the following: Currently CEC have engaged a transformation team who are working with council officers in an effort to identify £100 million of savings over the next four years. This includes developing AI tools to assist workload and cutting out middle management within the organisation. There is an acute shortage of social workers and planning officers nationwide so it is difficult for CEC to recruit. He also noted that CEC was in talks with the government about a devolution deal with CWAC and Warrington Borough councils. This is not to replace each council or its functions, but to have a body in place to oversee strategic transport for the wider area along with economic development. Our area is the first to potentially trial this idea. It is hoped that this will help the government in that instead of dealing with 400 councils across the country, they will have circa 70 devolved areas to deal with and invest in. CEC are looking to achieve a better deal surrounding the business rates which under the current system CEC gets 30% and the government the other 70%. Another idea CEC is working on is how to pass further powers down to town and parish councils to promote better services in their areas.

**10) Matters Arising 24/104**

- i. Update on deed of easement with the developers of the Laburnum Farm site. – Noted that CE Estates have objected to the use of the common land with respect to the development. The clerk has written to both CE Estates and to the Planning Officer with a view to requesting withdrawal of these comments as the common land belongs to the parish council.
- ii. Footpaths & Bridleways. Cllr Rainey and the clerk have sent two letters to CE PROW in respect to these footpaths but have yet to receive a response. These will be forwarded to the PROW network manager.
- iii. Footpath adjacent to Prospect House.
- iv. Any other matters and jobs for parish ranger. Councillors requested that the parish ranger cut back the hedge at Dingle Avenue and the hedge along Knutsford Road. The clerk will also request street sweeping along Knutsford Road and then this can be followed up with some further remedial action by the parish ranger. Also Cllr Barraclough requested the parish ranger cut back the overhanging hedge outside No.36 Knutsford Road.

**11) Highways Issues 24/105**

- I. Flooding of Foden Lane. – Update requested from Area Highways Officer.
- II. Sink Hole on Foden Lane. Work now scheduled to commence on the 21<sup>st</sup> of October, bad weather has delayed a number of projects preceding this one.
- III. Gullies and drainage. – Street Sweeping requested for Knutsford Road.

**12) MOTION: To receive any further recommendations from councillors regarding the spend of currently held CIL monies. 24/106**

This item was deferred unanimously, without a vote.

**13) MOTION: To confirm that CPC will select Cllr Rainey to attend the Northern Planning Committee meeting (date to be confirmed) to speak on behalf of CPC in relation to planning application 24/1817M. 24/107**

Cllr Connor proposed, seconded by Cllr Barraclough that Cllr Rainey would represent the parish council at the Northern Planning Committee meeting to speak to this application. A number of planning objections will be put together by Cllr Rainey and circulated to all councillors in advance of the Northern Planning Committee meeting.

**Resolved: Unanimously.**

**14) Planning 24/108**

**1) Decided List: 24/109**

- a) 23/2623M LAND AT 66 TO 72, KNUTSFORD ROAD, CHORLEY, ALDERLEY EDGE **Awaiting Decision.**
- b) 23/4803M Pnd View, 66, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF **Awaiting Decision.**
- c) 24/1046M United Utilities, CARR LANE, ALDERLEY EDGE, SK9 7SL **Awaiting Decision.**
- d) 24/1151M 83, KNUTSFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SH **Approved with conditions.**
- e) 24/1261M LAND AT, FODEN LANE, ALDERLEY EDGE **Awaiting Decision.**
- f) 24/1501M Oswald Farm Mews, CHELFORD ROAD, ALDERLEY EDGE, SK9 7TJ **Part approved / Part Refused.**
- g) 24/1492M Oswald Farm Mews, CHELFORD ROAD, ALDERLEY EDGE, SK9 7TJ **Awaiting Decision.**
- h) 24/1927M WILMSLOW GOLF CLUB, WARFORD LANE, GREAT WARFORD, KNUTSFORD, CHESHIRE, WA16 7AY **Awaiting Decision.**
- i) 24/1693M Trafford House Farm, Beswicks Lane, Alderley Edge, SK9 7SN **Positive Certificate.**
- j) 24/1817M Tenacres, FODEN LANE, ALDERLEY EDGE **Awaiting Decision.**
- k) 24/2219M PLUM TREE COTTAGE, GORE LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SP **Awaiting Decision.**

**2) New Applications: 24/110**

- a) 24/2314M Prospect House, KNUTSFORD ROAD, ALDERLEY EDGE, CHESHIRE, SK9 7SW - We, Chorley Parish Council have read through and discussed Planning Application No. 24/2314M relating to Prospect House, Knutsford Road, Chorley, Alderley Edge. We confirm that whilst we accept that Cheshire East Planning Group do now need to apply their constraints and conditions given that this Application is retrospective we, as a Parish Council who have been formally invited to comment have no objections to the works already undertaken.
- b) 24/2562M PLUM TREE COTTAGE, GORE LANE, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SP - We, Chorley Parish Council have read through the requirements of planning application No. 24/2562M relating to Plum Tree Cottage, Gore Lane, Chorley, Alderley Edge., and have no objections.
- c) 24/1261M LAND AT, FODEN LANE, ALDERLEY EDGE - We, Chorley Parish Council find it quite unusual that the Applicant and their Agent feel it necessary to respond to the original Parish Council comments. It is, however, appreciated and we acknowledge and, in some instances, have expanded as follows: Firstly, many thanks for the corrected map. Item 1) We acknowledge that you have now included the change of use for the land from Agriculture to Equestrian. Whilst we appreciate your comments, we also understand that when a development is made on the land to accommodate horses it adds to the complexities and could well mean you are required to apply for a change of use. Item 2) Nether Alderley is shown on several of the Application documents. This is a Parish and not the Parish where Foden Lane is. The land on Foden Lane is located in the Parish of Chorley, Alderley Edge. We would like our comment to remain in that the address on the documentation shown as Nether Alderley is incorrect. Item 3) The Application for the residential development was made in approx. July 2023. We understood that this was made known to the occupants who run a variety of businesses from that location. We remain concerned that the Applicant states they did not know of the future plans for the location at the

- time the Application was created. Item 4) Many thanks for amending the description of the Application. Item 5) Many thanks also for explaining how the parking will be organized. We assume that those people also involved in the rehabilitation of the horses will also need to park their vehicles. e.g. Vets, Farriers etc., so the generous amount of parking will be appreciated. Item 6) Please may we ask the Applicant to reconsider this arrangement. If a tractor and trailer is on site constantly then firstly, where will it be parked? If the trailer is a 'sealed muck spreading trailer' then we would ask, has the Applicant considered how much liquid will come from the manure and sit in the sealed muck spreader quickly rotting it. Where is the Farmer going to put the manure? Spreading fresh manure and soiled bedding on the land would not be appropriate at all. If you do find someone willing to take the manure on their land then for most of the year it would not be acceptable. It will, given the number of stables applied for be filled almost daily and the amount of soiled bedding and manure created, not to mention any manure taken directly from the grazing land. As described by the Applicant, having horses stabled for long periods of time due to their rehabilitation needs will result in additional manure being produced. May we respectfully ask for this intention to be reconsidered in preference to a more conventional plan of storage and annual removal along with the necessary location and drainage. Item 7) Many thanks for taking this access out of the Application. We would question the sign posting which is referred to because it is our understanding that there are no signs anywhere near this private track. Could the Applicant please let us know where the signs are so we can address this with the landowner and Cheshire East Rights of Way. Item 8) Foden Lane remains a narrow Country Lane which, given that it is used as a 'rat run' will always have issues. Despite Highways not having an issue with the access, we would like to add that this is only part of the issue we raise. It is the whole lane which is needed to be driven with extreme care at all times. Item 9) Many thanks for clarifying staffing levels. We would ask where the Staff will be able to use toilets. Is there a toilet plan included in the Application? Item 10) We appreciate the explanation regarding the living arrangements of the Applicant. We would ask, if a horse needs 24-hour care then how will the Applicant (or Staff) manage this? Item 11) We understand the need for this information to be kept confidential. Perhaps the Business plan should be made available purely to the Planning Officer responsible for the Application. Item 12) No mention of the actual acreage left available for grazing is mentioned now that the map has been amended nor how the area the proposed development will reduce it by. We also understand that good pasture management is vital for the horse's health. We do not therefore agree with the view that rehabilitation horses require less grazing and would challenge this. Item 13) Our point is not intended to relate to height at all. We are concerned about the amount of welfare issues of creating a Business so close to a Transmission Tower (Pylon). May we suggest that you let Cheshire East Planning know who you have spoken to at National Grid (and when). In order to clarify this, we also recommend that an Electromagnetic Fields Survey (EMFs) is completed as this will provide the Applicant with a better understanding of the potential risks of a permanent development so close to a Transmission Tower. Item 14) The land remains Green Belt open countryside. Despite the view that it will be not intrusive, a close Neighbour has already stated that they will be able to see the proposed Development should it be approved. Given the above acknowledgements, comments, questions etc, we remain of the opinion that we strongly object to the Application.
- d) 24/2758M The Homestead, 36, KNUTSFORD ROAD, ALDERLEY EDGE, WILMSLOW, CHESHIRE, SK9 7SF - We, Chorley Parish Council have read through Planning Application No. 24/2758M which we understand to be dealing with the Landscaping element only of a previous Planning Application No. 24/1177M (which was approved with conditions). We ask that this is clarified as some of the documentation within the Application relates to the original request to build 2 semidetached houses. We understand that the approval was for one detached house only. We also do not see where the requirement is to ensure that the width of the Byway which runs at the back of the proposed development has been addressed. Providing these aspects can be explained then we would be supportive of the Application.

Weekly planning lists – circulated by email.

## 15) Finance 24/111

- i. Cash Book and Bank Reconciliation for financial year to date 2024/25 to be agreed and signed.
- ii. Order of payment of accounts BACS & Cheques for August & September 2024 to be agreed and signed.

Cllr Rainey proposed, seconded by Cllr Barraclough to approve the Cash Book and Bank Reconciliation for financial YTD 2024/25 and approve and sign the order of payment of accounts totalling £1,170.82.

**Resolved: Unanimously.**

**16) Notices & Correspondence 24/112**

- i. All correspondence has been circulated to all councillors either by hand or via email.
- ii. Councillors agreed unanimously that a new edition of Chorley Chat be produced and include the following:  
Ask for Volunteers to be co-opted onto the council  
Note the installation of the new bench in Beswicks Lane Park  
Note the installation of the new 30MPH signs through Chorley.  
Note CPC have taken over grass cutting and some parish maintenance.  
Note awareness of weeds along Knutsford Road and dirt build up along roadside.
- iii. Councillors noted the areas of responsibility now vacated by Cllrs Wilkinson and Cllr Gould and discussed their distribution:

Cllr Rainey – Manchester Airport Representative.

Cllr Connor – Lindow Trust.

The Clerk – Website

All Councillors – Chorley Chat.

**17) Date of next meeting. 24/113**

**16<sup>th</sup> October 2024**

**Close of Meeting.**

The meeting closed at 8:57pm.

**Chair of Chorley Parish Council**

**Cllr Richard Barraclough**

**18<sup>th</sup> September 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 19-07-23	Funding through 23/24 highways scheme by CE CPC have invited Cllr Craig Browne to a future meeting to discuss.	Cllr Craig Browne	
13-09-23 10-01-24 06-03-24	Escalated to Cllr Craig Browne Escalated to Cllr Michael Gorman Escalated to Cllr Goldsmith	Cllr Craig Browne Cllr Michael Gorman Cllr Mark Goldsmith	
01-06-18	Foden Lane - Bracken (Regular cutting by CE over three years)	CE LHO – CE Highways	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.
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 over the little bridge is

15-03-23	Meet with AHO to review.	Cllr Craig Browne Cllr Michael Gorman Cllr Mark Goldsmith Cllr Mark Goldsmith	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		
10-01-24	Escalated to Cllr Michael Gorman		
06-03-24	Escalated to Cllr Mark Goldsmith		
17-07-24	Cllr Mark Goldsmith has confirmed that this will be included in the current financial year highways programme.		
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
18-09-24	Parish Ranger to cut back Dingle Ave Hedge and Knutsford Road Hedge.	Parish Ranger	ASAP
18-09-24	Arrange Street Sweeping for Knutsford Road	Clerk	ASAP
18-09-24	New edition of Chorley Chat to advertise councillor vacancies.	All Councillors and clerk	ASAP