



The Parish Clerk, 13 Heywood Close, Alderley Edge, Cheshire. SK9 7PP
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MEETING OF CHORLEY PARISH COUNCIL
Wednesday 05th September 2018
7.30pm at Lindow Community Primary School

MINUTES

Present: Cllr Barry Durbar (BD Chair of Chorley Parish Council, Cllr Richard Barraclough, Cllr Kim Maxwell, Cllr Margaret Rainey & Cllr Simon Watkins
Also Present – Ashley Comiskey Dawson (Clerk)
No members of the public

1) **Apologies for absence: 18/92**

None.

2) **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): 18/93**

None

3) **Parishioner's 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: **18/94**

None.

4) **To approve and sign the Minutes of the Parish Council meeting held on the 18th July 2018: 18/95**

Cllr Maxwell proposed, seconded by Cllr Watkins to approve and sign the minutes of the parish council meeting held on the 18th July 2018.

Motion carried: Three in favour with two abstentions.

5) **Matters Arising 18/96**

i. Cemetery Gatehouse – Residents Interest.

Cllr Durbar noted that a resident from Alderley Edge was interested in renting the cemetery gatehouse building and was prepared to fund any necessary costs of repairs; however he has been knocked back by CEC. Cllr Durbar mooted that the resident would have the support of CPC in this endeavour and has forwarded the details of both ward councillors and the local MP to the resident.

ii. To finalise arrangements for the new CPC email addresses.

Councillors reported some difficulties which had arisen from setting up their respective new chorleypc.org email addresses. Cllr Watkins provided some detail on the setup using various email clients and produced some screen shots for use by all. Cllr Watkins also noted that on the website there were certain articles where the email address of individual councillors needed to be changed to a link to the CPC contact form.

6) **Highways Issues 18/97**

i. Consolidated List attached as a separate spreadsheet. – Updated

Noted that the clerk will be meeting with Jeremy Hough, the CE Local Highways officer on 06/09/18 and will escalate all highways issues to him and provide a report back to the council.

Cllr Durbar informed all present that a job reference number had been provided by CE Highways regarding the lining on Dingle avenue, and also that 6 of the PC owned street light columns had now been converted to the new style LEDs as part of the works order raised by CPC.

Cllrs also raised queries regarding overhanging nettles on the inside of the hedge in front of Dingle Avenue between 25 and 35 Knutsford Road.

7) MOTION: To discuss information received by the clerk regarding the installation of a new (or refurbished) Chorley Sign on Knutsford Road. 18/98

Cllrs discussed the merits of a refurbished or brand new sign, and it was decided to opt for a brand new one. Cllr Durbar noted that Gawsworth had a similar design of sign and asked the clerk to contact them to obtain some further information. Cllrs agreed they wanted full costings for a similar traditional sign to what was already in place.

8) MOTION: To discuss information received by the clerk and to agree the installation of a new notice board to replace the existing one and to set a maximum value for the installation. 18/99

Cllr Rainey proposed, seconded by Cllr Maxwell that the parish council purchase a new dark green aluminium notice board from the selected supplier as discussed, and agree the maximum installation costs for the new notice board the two items totalling £895.00 plus VAT.

Resolved: Unanimously.

9) MOTION: To receive and discuss any projects from councillors requiring attention in Chorley. 18/100

Cllr Rainey informed councillors that as of 2026 any non-recorded rights of way can be closed down and felt that it was important to ensure any rights of way within the parish were correctly recorded before this date. Even public rights of way under claim by this deadline could not be closed off whilst under dispute. Cllr Rainey is to attend an event to obtain further information on how to do this and then return to the council with an update.

10) MOTION: To receive the information regarding the New Homes Bonus scheme from the ChALC workshop and disseminate to councillors and select a member to represent Chorley PC on the Wilmslow Area Group – New Homes Bonus community scheme. 18/101

The clerk reported that he had attended the New Homes Bonus meeting organised by CEC and ChALC. The scheme would be divided into the seven area highways groups across Cheshire East. Chorley fell under the Wilmslow area group. The Wilmslow area group would receive £86,000.00 in the current and next financial year. The funds would be distributed following an application procedure to the NHB via essentially a grant application for a sustainable community project which required £10,000.00 as a minimum – this was to ensure positive visible impact in the community. The application could be submitted from either a town or parish council or voluntary or faith group. The role of the town/parish council representative was to engage with all parishes from the area group and identify their funding priorities and assist with the setting up and performing a scrutiny role over the CE area ward councillors making the decisions, the representative would not have a vote in the decision process, and only one parish/town council representative could be sent from the area. The current interim Wilmslow area town/parish council representative is the clerk to Handforth parish council.

11) Planning

1) Decided List: 18/102

- a) **15/3851D** - COPPER BEECHES FARM, CHELFORD ROAD, CHORLEY, SK9 7TL -Discharge of Conditions 3 (materials samples) and 4 (landscape works) on appeal decision APP/R0660/A/14/2226833 - planning application 4/0563M Indoor Menage building – **Not Determined.**
- b) **17/5998M** – **APPEAL** – Land at Willow Grove Farm 60 KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SF – New dwelling (in place of dwelling approved under permission 16/0545M). **Appeal Decided. – Dismissed.**
- c) **18/2882M** – CARR FIELD FARM, CARR LANE, ALDERLEY EDGE SK9 7TQ – Construction of a single storey rear extension, construction of proposed porch and conversion of existing garage. **Awaiting Decision.**
- d) **18/3174M** – Lingfield, 46 KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SF – Replacement dwelling using plans approved under reference 16/4967M dated 24/11/2016. **Approved with conditions.**

2) New Applications: 18/103

- a) **18/3723M** – Kindle Cottage 60A KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SF – Attached Double Garage.

We, Chorley Parish Council, object to the requirements applied for in Planning Application No. 18/3723M based on the following observations. We believe that the site is already overdeveloped given that it is Green Belt land. Recent years have seen numerous Planning Applications made and approved resulting in a total of four dwellings on this single site. The addition of an attached double garage would result in excess of a 30 percent increase on the statutory threshold for Green Belt land. Kindle Cottage was developed as a result of Planning Application No. 16/0546M with no mention of a garage. If this had been included at the time it would clearly have been in breach of percentage increases and would have been refused. It is our belief that based on the current legislation pertaining to building rules on Green belt land that this Application does not meet with the criteria.

If you do approve this application then we would ask that a condition is set as part of the approval process that the Applicant declares the usage of the garage for the storage of vehicles and confirms that no future application will be made to convert this in part or whole to a dwelling or living accommodation

for 60A (Kindle Cottage) Knutsford Road or new housing given the amount of development already approved on this site.

- b) **18/4121M** – 7 KNUTSFORD ROAD, ALDERLEY EDGE SK9 7SD – Demolish existing dwelling and build new two storey dwelling.

We, Chorley Parish Council having reviewed Planning Application No. 18/4121M re [7 Knutsford Road](#), Chorley, Alderley Edge wish to object to the Application based on the following:

Two previous Applications for this property have reflected an intention to extend and refurbish, both of which have been refused. This Application proposes to demolish the existing house and replace it with an extended version. It is our belief this Application remains in contravention of the very points raised in the previous Applications No. 17/5966M and 18/1185M relating to a significant loss of privacy and light to both the front and the rear of the neighbours property. It also remains our belief that that should this development go ahead the immediate Neighbours will suffer a lack of amenity in their homes. The only improvement this plan offers as we can identify is that the overall height of the property has been reduced however, this, we believe even in it's planned sizing will continue to have a daunting and overbearing physical prominence on the locality.

We also note that the planned property describes off road parking availability for two cars. We believe that the shift in location will compromise the parking area significantly and intensify the dangers for access on to Knutsford Road which is an extremely busy, fast moving road with numerous parked vehicles both on the road and on pavements. We would ask that the Applicant considers this and clarifies their off road parking/access plans to ensure that safety for themselves other motorists and pedestrians can be managed.

Weekly planning lists – circulated by email

12) Finance 18/104

- i. Cash Book and Bank Reconciliation for financial year to date 2018/19 to be agreed and signed
- ii. Order of payment of accounts & Cheques for September 2018 to be agreed and signed

Cllr Maxwell proposed, seconded by Cllr Watkins to approve and sign the order of payment of accounts for September 2018 totalling £295.44.

Resolved: Unanimously.

13) Notices & Correspondence 18/105

- i. All correspondence has been circulated to all councillors either by hand or via email
- ii. New Homes Bonus – ChALC training course 03rd September 2018.
- iii. Manchester Airport Group meeting – 18th September 2018.
- iv. Town and Parish Council conference with the leader of CEC – 26th September 2018.
- v. ChALC AGM 25th October 2018.

14) Date of next meeting 18/106

The date of the next meeting was confirmed as 17th October 2018.

PART B

Pursuant to the Public Bodies (Admissions to Meetings) Act 1960, members of the press and public will be excluded from this part of the meeting on the grounds of the confidential nature of the business.

15) To review the clerk's remuneration after one years completed service in August 2018. 18/107

Cllr Durbar proposed, seconded by Cllr Watkins to approve an increase in pay scale for the clerk from NJC level 19 to NJC level 20.

Resolved: Unanimously.

Meeting closed at 8.45pm

**Chairman of Chorley Parish Council
Cllr B Durbar
05th September 2018**