



**The Parish Clerk, 13 Heywood Close, Alderley Edge, Cheshire. SK9 7PP**  
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**MEETING OF CHORLEY PARISH COUNCIL ANNUAL VILLAGE MEETING**  
**Wednesday 20<sup>th</sup> September 2017**  
**7.30pm at Lindow Community Primary School**

**MINUTES**

**Present: Cllr Barry Durbar (BD Chair of Chorley Parish Council), Cllr Margaret Rainey (MR), Cllr K Maxwell (KM), Cllr Ellie Brooks (EB)**  
**Also Present – Ashley Comiskey Dawson (Clerk)**  
**One representative from Cheshire Police**  
**Six members of the public.**

**1) Apologies for absence: 17/74**

**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): 17/75**

**None.**

**3) 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. : **17/76**

A number of residents, the plot owner and a developers representative were in attendance regarding item 7 (17/78) on the agenda. The developer's representative noted that they had resubmitted new plans to CE Planning with regards application 16/5587M. The revised scheme encompassed the reorientation of the building and the adjustment to certain windows and site access. They noted that CE Highways had signed off on the proposed access arrangements. It was felt that with the numbers of letters in circulation etc. the representatives wished to come and address the meeting of CPC to discuss the proposals. (Noted that access from Knutsford Road could be complicated because of Tree Preservation Orders (TPO's) and associated Root Protection Areas (RPA's) of trees on the common). The developers representative also noted that they had taken advise from a QC and that this was considered a civil, and not a planning matter. The plot owner stated that they had no desire to upset local residents, and insisted that they wished to keep the area maintained and wanted to come to an agreement with CPC over any access arrangements and were willing to offset any inconvenience caused with a contribution to the development of the wider area. The plot owner also considered access to the plot via Knutsford road, far more preferable to rear access.

A resident commented: did everyone present want a common or not. They noted that over the years the nursery business had continued to grow and that there were more deliveries being driven across the track, and there was an uptake in the number of visiting customers; they noted that this proposal could triple the traffic levels already crossing the land. The common could rapidly become used for overspill parking and it was already being overrun with advertising banners and such like.

It was agreed by all parties that no one wanted any development to take place on the common land.

Cllr Durbar stated on behalf of CPC that no easement would be granted by the parish council regarding access. It was the belief of the parish council that entering into any agreement would leave an undesirable future legacy for CPC.

Cllr Brooks stated that two or three cases have cropped up recently since the adoption of the Local Plan regarding the definitions of infill, Green belt and washed over green belt development. Cllr Brooks felt it wise that the parish council contact Peter Hooley of CE Planning and enquire as to the status of this site.

Cllr Maxwell referred to a piece of government legislation which stated that a developer would not necessarily have access rights, unless an easement had been granted.

The representative from Cheshire Police (ChP) was invited to speak, she noted that there had been a rise in vehicle thefts in the area recently and that ChP were well into an operation to tackle this. The community speed watch group was discussed briefly. It was noted by Cllr Maxwell, that there were now four residents wishing to volunteer. But six or seven were really required for training to be given by a police officer and to make a success of the group. It was noted that a SID has been used to gather data for both directions along Knutsford Road and all this would be sent to the PCSO for follow up action and possible enforcement. Cllr Rainey noted that there had been a large number of firearms discharges along Foden Lane which had resulted in the shooting of a large number of tagged (possibly homing pigeons). The representative from ChP will circulate this information to colleagues so they can be vigilant on area patrols; noted that if possible and safe, any unusual car registration numbers seen parked in the area could be useful in investigating this.

4) **To approve and sign the Minutes of the meeting held on the 19<sup>th</sup> July 2017: 17/77**

Cllr Maxwell proposed, seconded by Cllr Rainey that the minutes of the CPC meeting held on the 19<sup>th</sup> July 2017 be approved and signed.

**Resolved: Unanimously.**

5) **Matters Arising 17/78**

- i. Street Lighting - **Cllr Durbar to contact Ian Darlington on this matter**
- ii. Enforcement Issues – **No Update**
- iii. Cemetery Gatehouse – Peaks and Plains interest - **Ongoing**
- iv. Pavement Parking – **A full area review of this is to be undertaken by highways**

6) **Highways Issues 17/77**

- i. Consolidated List
  - Road markings/Road surface For B5085: Both Identified and placed on the relevant future Scheme list - **All centre line marking require road closure, so be ideally best suited when included with further works, however 2016/17 funded programmes not finalised, again keep you updated – Nothing to report**
  - Erosion of pavements on the B5058: This to be assessed and the appropriate action taken - **Routine S58 inspections continue to be carried out, to keep safe, however do you have further specific location of concerns, if so let me know – Kim has reported this again to Highways but still no action.**
  - Just to note also Dingle Avenue is included on the future Scheme list for c/way surface improvements (micro asphalt) together with f/way slurry seal treatments – **Work done.**
  - Chorley street lighting - would be Ian Darlington – **As per item 17/78(i).**
  - Signage at RAB B5058 - would be Simon Wallace (traffic) – **No progress.**
  - Road Crossing on B5085: would be Simon Wallace – **No progress.**
  - School signs on B5085 near Upcast Lane – **No progress but Kim has noticed an old school sign near Edge View Lane.**
  - Signage at roundabout on B5085 – **No progress.**
  - Blocked grid on B5085. –**Remains blocked when it rains.**
  - Foden Lane grass verges – **Margaret explained that the bracken and ferns are now overgrown once again and are making driving along the lane dangerous – PCSO Harding will look at this.**
  - Flooding on Foden lane – **Margaret explained the issue of permanent flooding on the blind bend on Foden Lane caused by run off from the land and erosion of the road surface. This makes the corner very dangerous for drivers and there have already been a number of collisions. PCSO Harding advised that he would need evidence of the problem by people calling the police to report it but he would also go and look at the problem.**
  - Cressys Grains. Issues relating to the safety of LGV vehicles entering and leaving their base on Knutsford Rd. Meetings have taken place with Barry and Highways and good progress is being made. Chorley sign post is to be moved back to allow better visibility. Hedges cut back by both Cressys and Cheshire East. Road signage alerting drivers is also being discussed with CPC and Cheshire East – **Ongoing actions taking place – Cllr Barton arranged a meeting with Cressys. – outcome unknown.**
  - Speeding – **No progress but discussed with PCSO Harding.**
  - **Highways faults spreadsheet** – Clerks and Councillors to pursue developing this. Clerk to send spreadsheet so far to Councillors. **Clerk**
  - **Highways Hour** – Cllr Rainey advised that Highways would be coming to our meeting on 11<sup>th</sup> October 2017.

7) **16/5587M: Land adjacent to 74 Knutsford Road: 17/78**

It was agreed that Cllr Rainey would draft a response to CE Planning for item 16/5587M to be submitted by the clerk. It was reiterated that the parish council would not enter into an agreement granting an access easement across the common land. The Parish council would remain in dialogue with the developer and monitor the item.

8) **Football Field: 17/79**

Cllr Maxwell spoke to an individual with responsibility, who informed her that the gate was being closed more frequently because of problems with persistent dog fouling. It was agreed, without a vote, by all present that the parish council would

purchase and install three signs to discourage dog fouling at this location. The matter will also be reported to CE Dog wardens and enforcement.

**9) Community Speedwatch: 17/80**

Discussed with the representative from Cheshire Police

**10) Planning**

**a) Decided List: 17/81**

- i. **14/1349M** - OSWALD FARM MEWS, CHELFORD ROAD, CHORLEY, SK9 7TJ - New agricultural building – **Finally Disposed of.**
- ii. **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 – **Awaiting Decision**
- iii. **16/5587M** - LAND ADJACENT 74, KNUTSFORD ROAD, ALDERLEY EDGE, SK9 7SF- Infill development comprising the erection of two dwellings with associated groundworks, services, drainage, landscaping, access arrangements and car parking – **Awaiting Decision – Target Date 06/10/17**
- iv. **17/2430M** – Willow Grove Farm Knutsford Road – Extension to accommodation. **Approved with Conditions**
- v. **17/3223M** – 7A Knutsford Road, Row of Trees, Alderley Edge SK9 7SD – Small porch. **Approved with Conditions.**

**b) New Applications: 17/82**

**16/5587M. Discussed under item 7.**

Weekly planning lists – circulated by email

**11) Finance 17/83**

- i. Cash Book and Bank Reconciliation for financial year 2017/18 to be agreed and signed  
  
No bank reconciliation could be performed owing to the changeover of clerks. A letter was signed at the meeting to instruct the bank to send the statements onto the new clerks address.
- ii. Standing Orders – E-on 2017
- iii. Cheques to be agreed and signed  
  
Cllr Rainey proposed, seconded by Cllr Maxwell that the accounts for payment (including 17/83(ii) dated 20<sup>th</sup> September 2017 totalling £294.51 be agreed and signed.  
**Resolved: Unanimously.**
- iv. External Audit Report 2016/17  
  
The external audit report for financial year 2016/17 has been received with no issues arising. Cllr Rainey proposed, seconded by Cllr Durbar that the external auditors report would be accepted.  
**Resolved: Unanimously.**

**12) Notices & Correspondence 17/84**

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

**13) A.O.B 17/85**

- i. Hardstanding on 'Jim's Lane – **Dealt with**
- ii. ChALC (AGM) Meeting – **Cllrs Durbar and Maxwell to attend on 19<sup>th</sup> October 2017.**
- iii. To write to Evan Pedley regarding the hedge on Beswick Lane – **Cllr Maxwell**
- iv. Additional funds for the website from ChALC – **Not required**
- v. Transparency compliancy documents to be uploaded to the website – **Clerk to organise**
- vi. Noticeboard – **Cllr Durbar will update the contacts list and place the ChALC bulletin onto the noticeboard.**
- vii. A consultation notice has been received from CEC regarding dog fouling – **Cllr Maxwell volunteered to complete this.**

**14) Dates of meetings 2017: 17/86**

- 11<sup>th</sup> October 2017
- 6<sup>th</sup> December 2017

**Meeting closed at 9.04pm**