

Henbury Parish Council
Clerk: Anne Common
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Additional Meeting Wednesday 21st February 2018 at
St Thomas Church Hall at 7.30pm

MINUTES

Present: D Nuttall (DN), Sir F Graham-Smith (GS), R Slater (RS), V Dyson (VD), Mike Wood (MW), Cllr Lesley Smetham (LS), J Bayley (JB), S Browne (SB), A Common (AC - Clerk), Ron Newton (RN -Member of public)

1) Update from Ron Newton (Member of Public) re track 18/20

RN explained the problems he was having regarding the track from Andertons Lane to Moss Cottage. Although it is a public right of way, he has personally maintained for many years at own effort & expense. The track is extremely well used by pedestrians and those on mobility scooters. Now the hedges are overgrown and require crowning, and path has serious potholes.

Action: DN to contact Barry Poole at Cheshire East to arrange site visit, with a view to encouraging landowners (fields either side), to carry out proper maintenance.

RN agreed he will monitor CE maintenance of path also.

2) Major Planning Applications (17/4034M, 17/4277M,18/0294M) 18/21
including:

DN stated his concern that the pressure to build these houses from both the developers and Cheshire East, will over-ride all objections.

RS noted that 17/4034M has been “re-opened” by Planning, and initially it appeared that all earlier objections had been lost on the Planning Portal. These have now been re-instated.

MW gave an update on the meeting that he, RS and SB had attended with How Planning. This was specifically around 4277.

Plans now show access to the development opposite Cock Inn. It is understood that this does not agree with CE Highways view that there must be a single access (roundabout) to all developments N & S of Chelford Road. Plans show emergency access to Whirley Road from development. HPC expressed concerns that this could lead to mis-use of this access.

HPC raised concerns regarding the serious flooding issues on the land, and the contributory hazard posed by this development. How Planning adamant that the drainage solutions have been agreed with CEC.

HPC raised concerns regarding the original traffic modelling carried out by Croft Transport. How were unable to explain the inaccuracy in their original figures, but they are now using the figures supplied by HPC.

Broken Cross roundabout remains a problem in terms of traffic flow and air quality. The Local Plan Inspector had suggested that it would be necessary to purchase 3rd party land to re-design. How's new proposal (instead) is to replace the roundabout with traffic lights. They suggest this will reduce queuing by 50%. Developers will have to pay 'up-front' for this work.

Tesco store concerned about this proposal.

HPC additionally raised concerns regarding school places, medical facilities and air quality.

Action: MW,RS,SB attending meeting next week with CE Highways to discuss concerns regarding traffic light proposal.

RS questioned LS regarding what will happen on Planning Committee site visit prior to Committee meeting. He is concerned that Committee need to view the flooding from Whirley Road.

Action: LS, RS to view next week.

SB questioned LS regarding the fact that these sites were added in to the Local Plan at a comparatively late stage, and may not have had the full scrutiny that other sites had prior to being included. Is there pressure to agree the Planning Applications, just because they are in the Local Plan? LS Stated that eg. if CE Environment or Highways team recommend refusal, that is regarded as strong grounds to refuse.

VD questioned why the Air Quality Team had withdrawn their original objection to 4277. We understand that this is based on new figures provided by How.

FGS stated that infrastructure and traffic issues are key to the HPC objections, and that the cumulative impact needs to be properly addressed by Cheshire East.

Action: AC to contact Planning Team to request that the cumulative impacts (of all 3 planning applications) are properly addressed.

Action: SB to contact CE Air Quality Team and DN the Flood Risk Authority, to request meeting with HPC to discuss cumulative impacts.

Action: SB to draft full objection to 18/0294M (initial objection already submitted). Agreed to wait until after planned meeting with Highways.

3) Minutes of meeting on 10th Jan: to be agreed and signed. Complete. **18/22**

4) Safeguarded Land (ref FGS) 18/23

FGS raised general concern regarding likely upcoming proposals for building hundreds more houses on "Safeguarded" land. What grounds will HPC have for objecting/agreeing? This will impact Gawsworth as well, and they are progressing with Neighbourhood Plan.

Action: LS request invitation for HPC to attend Gawsworth consultation meeting. ?15 March.

5) Budget Update 18/24

AC circulated detailed Budget review and proposal for 2018-19 and requested that Councillors review/comment. Full review at next meeting.

6) North West Air Ambulance support (ref RS) 18/25

Discussed how best to support this worthy cause. All agreed donation. RS stated we should suggest they take a stall at Summer Fete.

Action: AC raise cheque for £100 Donation.

7) Confirm dates of meetings for rest of 2018 18/26

In principle these will be 2nd Wed of each month excluding December.

Specifically - next meetings:

14th March 2018

4th April 2018

8) AOB 18/27

DN requested confirmation that all comfortable with discussing planning issues with Macclesfield Express. Agreed.

Action: DN to follow up on speed cameras with Highways at CE.

DN noted that he has requested full schedule of Tree Preservation Orders within Henbury from Cheshire East.

Meeting closed 10:00 pm.