

Henbury Parish Council
Clerk: Anne Common
28 Church Lane
Henbury
SK11 9NN
Email: henbury.clerk@gmail.com

Meeting Wednesday 13th September 2017 at
St Thomas Church Hall at 7.30pm

MINUTES

Present: D Nuttall (DN), Sir F Graham-Smith (GS), Simon Browne (SB), R Slater (RS), V Dyson (VD), Mike Wood (MW), Cllr Lesley Smetham (LS), C Clowes (Clerk), A Common (Clerk), PCSO, Roger Cousin (RC) Chairman Henbury Society, Members of Public

- 1) **Apologies for absence:** J Bayley, PCSO Short **17/69**
- 2) **Minutes of meeting on Wednesday 5th July 2017:** agreed and signed as a correct record **17/70**
- 3) **PCSO Report:** This was delivered by another PCSO as PCSO Short was unable to attend. There have been incidents in Henbury and Siddington, including Burglaries and Thefts from vehicles. Police currently on alert to ensure smooth operation of badger cull. RS raised issue of speeding on Whirley Road near school. **17/71**
- 4) **Matters Arising:** None not covered elsewhere **17/72**
- 5) **Local Plan – Forum discussion with Ward Councillor: 17/73**
A lengthy discussion was held as Parish Councillors are deeply concerned about the impact of the Local Plan on Henbury. Topics raised included:
 - MW felt that LS should have abstained in the CE vote on Local Plan, as she knew how opposed HPC and residents were.
 - VD felt that HPC has been 'disenfranchised' and asked for evidence that HPC views have been passed on. Requested LS to confirm that she has no relationship with any of the developers, including Jones Homes, involved in the Local Plan.
 - SB pointed out the huge amount of work that had been carried out by Councillors and others to oppose the plan and give detailed rationale, notably Environment and Infrastructure issues. However, he felt that CE were just trying to find reasons not to acknowledge this. All the work has been disregarded.
 - GS stated that adoption of the Local Plan is a disaster for Henbury. The Planning Department never respond to communication from HPC and therefore HPC views are not represented.
 - DN stated that CE changed their approach on Local Plan, and chose to include sites CS40 and CS41 to achieve the numbers of houses they needed to build. Noted that developers were already active on these sites prior to the Local Plan being agreed.
 - RS stated the choice of sites appear to be "developer-led"
 - SB highlighted the fact that errors in Air Quality readings by CE were announced the day after the Local Plan was agreed.
 - Members of the Public and RC fully supported the Parish Councillors views and also expressed their strong opposition to the Local Plan and the manner in which it has been handled.
 - In reply LS said she had explained her position in emails. She felt strongly personally that she had to support the Local Plan. Confirmed that she does represent HPC effectively. Plan relating to Cock Wood was amended. Stated that Infrastructure would be addressed through S106 agreements, and failing this that CE would have to provide schools. Explained that there is a legal challenge to the Local Plan re Air Quality. Stated that she has no relationship with any developers, and if she did it would be disclosed in CE register of interests.

- LS confirmed she will represent Henbury views in Planning meetings to determine the Planning Applications. However, she cannot confirm that she will oppose the applications. Members of the Public can attend the Strategic Planning Committee. LS gets 5 mins to speak, Parish get 3 mins.
 - ACTION: SB to produce document summarising HPC objections to Planning Appn for site CS41. LS to support.
 - ACTION: VD to draw up document summarising overall HPC position in relation to Local Plan
 - ACTION: RS/LS to chase up when the Planning Application for site CS40 will be made available.
- 6) **Wi-Fi Installation Hub and Protocols: 17/74**
RC explained there had been a delay on Installation. DN requested that protocols regarding security, maintenance and ownership are defined. ACTION: MW
- 7) **Parish Clerk - Resignation and New Appointment: 17/75**
Catherine was thanked for her work over the past few years. No applications for the role were submitted. Anne appointed for a trial period of 6 months.
- 8) **Road Safety / Speed Limits: 17/76**
- i. Anderton's Lane. No discussion.
 - ii. Planning Application 15/5625M. See below.
- 9) **Footpaths: 17/77**
- i. Henbury to Whirley Footpath. Narrowed part in middle making wheelchair inaccessible. DN & RS to pursue with Public Rights of Way Manager.
 - ii. Permissible Path Dark Lane to Whirley. SB pursuing.
 - iii. Hedgerow replacement at Sandbach. 17/1309M. Place on Agenda for next meeting.
- 10) **Website: 17/78**
No discussion.
- 11) **Finance: 17/79**
- i. Cheques – agreed and signed
 - ii. Cash book and bank reconciliation for financial year 17/18 agreed and signed
 - iii. Annual Return 17/18. Required to carry out Risk Assessment within this financial year. Place on Agenda for next meeting.
- 12) **Precept and Budget 18/19: 17/80**
DN Requested initial thoughts as to whether require more in “the pot”. Take into account additional contribution from new houses. Full discussion next meeting.
- 13) a) **Planning: 17/81**
- i. Display of applications on CEC Website
 - ii. Comments on planning applications by the public and parish council
- Nothing to report.
- b) **Applications:**
- i. **16/5625M** - ROUGH HEYS FARM, ROUGH HEYS LANE, HENBURY, CHESHIRE, SK11 9PF - Demolition of all existing on site building and the erection of residential dwellings (Use Class C3), together with associated landscape and highway works –

LS and DN attended Northern Planning Board. Expressed objections to dangerous road layout. Application passed without changes. ACTION: DN to write to Head of Highways and request site visit.
 - ii. **17/1411M** - Fir Tree Cottage, WHIRLEY LANE, HENBURY, SK10 4RR - Listed Building Consent for Internal & external alterations, single-storey rear extension, full programme of renovation work, new garaging and revised vehicular access –
Approved with conditions
 - iii. **17/1410M** - Fir Tree Cottage, Whirley Lane, Henbury, SK10 4RR - Internal & external alterations, single-storey rear extension, full programme of renovation work, new garaging and revised vehicular access – **Approved with conditions**
 - iv. **17/2972D** - PUMP HOUSE, ANDERTONS LANE, HENBURY, CHESHIRE, SK10 4RW - Discharge of conditions 4 & 6 on application 15/4283M – **Approved**

- v. **17/3286M** - 7, WORTHINGTON CLOSE, HENBURY, CHESHIRE, SK11 9NS - Proposed garage conversion to snug and internal alterations to shower room, utility and kitchen and proposed first floor extension to create a larger bathroom – **Passed**
- vi. **17/3730M** - THE WALL HOUSE, CHELFORD ROAD, HENBURY, MACCLESFIELD, CHESHIRE, SK10 4RS -Proposed conversion of an attached barn into living accommodation; extensions and alterations to the existing dwelling; formation of dependent relatives living accommodation; reinstatement of tennis court and the construction of a tennis a pavilion – **Awaiting Decision**
- vii. **17/4022M** - 7, HENBURY RISE, HENBURY, CHESHIRE, SK11 9NW - Proposed side garage, new roof over entrance, dormer window to new attic bedroom, facing brick walls to be rendered, solar panels on front and rear roofs and alterations to existing structure – **Awaiting Decision**
- viii. **17/4277M** - Land Between Chelford Road And Whirley Road, CHELFORD ROAD, HENBURY - Outline application for the erection of up to 135 dwellings with access from Chelford Road and Whirley Road and associated open space – **Awaiting Decision**
- ix. Weekly Planning Lists – circulated by email.

14) Millennium Green Trust: 17/82

Nothing to report

15) Village Housekeeping: 17/83

- i. Chelford Road Resurfacing. MW has raised concerns with CE Highways re quality of new road surface.
- ii. Dark Lane reclassification. Proposal to make no through access at each end. DN unable to get response from Mr France. DN to put letter thru residents' doors seeking views.
- iii. Mowing and Maintenance. Nothing to report.
- iv. Gulleys on School Lane, Fanshawe Lane, Bear Hurst Lane and Whirley Lane. Nothing to report.
- v. Trees: Survey and Review of trees in residential areas. Nothing to report.
- vi. Hedges:
 - a) Church Lane/ Andertons Lane bend – hedges are growing onto the footpath
 - b) Top of Dark Lane – overhanging footpath and sunken footpath
 - c) Hedges on Worthington Close overhang footpath. MW talk to Andy Simpson.
 - d) DN to monitor large beech hedge on Henbury Rise.
- vi. Tree planting on Church Lane. Henbury Society has requested this. PC have agreed to pay in principle.
- vii. SB noted that payment still outstanding from Capesthorne hedge planting. To pursue.

16) Environmental Project: 17/84

SB noted conflicting reports in Planning Application for CS41. 450 trees under threat. Design Access statement says “poor quality”, whereas Arboricultural Report notes the good quality of the plantation.

Further hedgerow planting will be undertaken this winter.

17) Correspondence: 17/85

All correspondence has either been distributed by hand or email.

18) A.O.B: 17/86

Discussion regarding potential need for monthly meetings for next 6 months.

19) Dates of 2017 meetings: 17/87

18th October (pending confirmation of CS40 Planning Application submission)

22nd November

Meeting closed at 10:30 pm