



**MINUTES OF A MEETING OF CHURCH MINSHULL PARISH COUNCIL
HELD ON THE 3rd NOVEMBER 2015**

Present: Cllr D Wallis Chairman
Cllr C Challoner
Cllr J Stockdale
Cllr M Carrs
Cllr M Jones

Mrs S McBennett Clerk to Church Minshull Parish Council
Graham Russell Member of the Public

03.11.01 Apologies for Absence

Resolved

That apologies for absence from Cllr Charlesworth had not been received.

03.11.02 Election of Councillor

Cllr Wallis proposed the co-option of Mr Graham Russell to the Parish Council. Cllr Carrs seconded.

Resolved

That Mr Graham Russell be elected to the Parish Council of Church Minshull.

03.11.03 Declarations of Pecuniary Interest

No declarations of Pecuniary Interest were made.

03.11.04 Minutes of the Meeting of 15th September 2015

Resolved

That the minutes of the meeting of 15th September be confirmed as a true record and signed by the Chair.

03.11.05 Matters Arising from the Minutes

Cllr Stockdale asked if any answers had been received regarding the Housing Survey enquiries with neighbouring parishes. The Clerk explained to members of the public present that a Housing Survey may be conducted in collaboration with neighbouring parishes to share knowledge; best practice and resources. To date; no response had been received.

Cllr Carrs suggested he would try to attend meetings with neighbouring parishes who had the same agenda.

Cllr Wallis enquired about Mrs Philp who had written to the PC regarding the provision of a footpath from the south of the village into the village centre. Cllr Carrs had visited Mrs Philp and advised her it was unlikely. CE had given the road a B regulation; the width of the road would not allow for the space of a footpath. Cllr Carrs suggested he could investigate an alternative route using footpaths behind hedges.

03.11.06 Election of Vice Chair

Cllr Stockdale nominated Cllr Carrs to be Vice Chairman; Cllr Carrs accepted and Cllr Challoner seconded the motion.

Resolved

That Cllr Carrs be elected to Vice Chairman of Church Minshull Parish Council

03.11.07 Weaver View Speculation

Cllr Wallis introduced the discussion about possible planning opposite Weaver View and gave background information for the benefit of members of the public. He went on to say that the Parish Council would represent the community should an application be submitted.

A parishioner had received information that Muller were to survey the land opposite Weaver View for possible development. The land was approximately 3 acres and had been the subject of 5 separate planning applications; 4 during the 1980's and on in the 1990's. The land was owned by the Birchell Family. The Parish Council had supported some of the applications and the Borough Council had also supported some. The application in the 1990's had not been supported by the Parish or the Borough Council. Cllr Wallis added, the area had been included in a study of Cheshire and had been noted as an area of "Special Interest" as part of the Weaver Valley. It is believed to still be regarded as of special interest value. The document detailing the special interest areas was written in 2013. Cllr Russell believed the document to be a draft and therefore may not be accepted as valid today. In the past the PC had received a letter from the Landowners asking for PC support. The PC had responded and declined to give support until a housing survey had been conducted.

A village resident; Councillor Bebbington of CE then spoke to all present. He suggested the Local Plan needed to be studied as CE did not have one in place. He spoke of other planning in neighbouring areas and suggested Church Minshull was in danger of "environmental creep". The land in question was reported to be a flood plain.



Councillor Michael Jones arrived at 7.55pm

A member of the public asked for an explanation of the term “special interest”?
Cllr Jones advised that if it were scientific special interest then CE would object.
Cllr Wallis explained the document referred to “special interest” as special county value.

Another member of the public asked if a Housing Survey or Neighbourhood Plan was informal and what protection might it give Church Minshull? Cllr Jones answered stating the HS or NP were not informal; if they passed, they were statute. Cllr Wallis agreed and recalled information given by CCA. An Inspector would take a NP into consideration; it would be considered as evidence even if it was a draft plan. Cllr Jones then explained the process could take a minimum of a year and up to 5 years to complete. The Plan would have to be about amenities; local area development and infrastructure with a pro-build attitude.

Cllr Carss asked Cllr Jones if having a plan could stop development. Cllr Jones answered that as long as it was not an anti-growth plan it would be considered. The other aspect to be included was allocation. CM is part of a rural allocation so some local building has to be done

Cllr Wallis then asked the members of the public present to give a show of hands who were against a planning application opposite Weaver View. 12 members of the public lived on Weaver View, of which 9 were opposed to development of the land. Cllr Wallis then asked how many parishioners present would support some building development; the majority agreed to some development in the village.

Cllr Jones was asked what his view was of brown field sites; he responded that it would be supported 100% and would be a first preference.

Cllr Wallis concluded that a Housing Survey or Neighbourhood Plan would be required in support of the villager’s views on development. Cllr Jones was asked what resources from CE would be given to draft a Plan; he confirmed CE would give help with funding, advice and resources, as would CCA. Cllr Wallis then asked if any parishioners present would be interested to join a steering group for a Neighbourhood Plan. The following residents volunteered:-

Sean and Liz Davies; Pam Beetham; Lesley Harding; Rob Jones; Chris Barlow; Sue Russell and Jo Smith.

The Councillors thanked the volunteers for taking on the role.

03.11.08 Public Participation

Members of the public had already spoken under Agenda Item 07.

03.11.09 Borough Councillor’s Report

Cllr Jones outlined recent events of interest to the residents which included:-

- HS2
- CE Local Plan
- Business Rates
- Sexual Predators – Action
- Connecting Middlewich and Winsford – traffic solutions

03.11.10 Planning Applications

- a) **Application Ref: 15/4211N**
Wades Green Poultry Farm, Minshull Lane, Church Minshull CW5 6DX
Resolved: That should the application be passed then the dwelling should be subject to an agricultural tie for the key worker of the farm.
- b) **Application Ref: 15/3157N**
Land off Paradise Lane, Church Minshull
Resolved: That the Parish Council recommend construction traffic should not be directed through the village.
- c) **Application Ref 15/4168N**
Oakhurst, Over Road, Church Minshull, CW5 6EA
Resolved: That the Parish Council had no objections.

03.11.11 Reports from Meetings

- a) Police Cluster Meeting – Cllr Charlesworth was absent and no report was received.



- b) Canals and Rivers Trust – Cllr Russell reported having a meeting with Mr and Mrs Bannon regarding the draft designs for signage.
- c) Community Speed Watch Scheme – Cllr Challoner reported receiving correspondence from TWM Controls for road speed flashing signs. Cllr Jones suggested contacted Mr C Shields of CE regarding the supply and installation of this type of speed warning.
- d) Cheshire East Local Plan Strategy – Cllr Jones had already spoken of this.
- e) Nantwich Highways LAP – It was suggested that this be removed from the regular agenda. There would be a bi-annual event to attend.
- f) Cheshire Community Action Awards – Church Minshull had done exceptionally well at the recent awards. The website – Village Arena came second in Cheshire, next to Audlem. CM also came in the top 4 in the Best Kept Village category. Cllr Challoner asked to clarify if the future of CM's participation in the Awards was CM Vision driven or Parish? Cllr Challoner would report back.

03.11.12 Authorisation of Payments

Resolved: That the following payments be authorised by the Council:-

CM Village Hall Hire	£24.04
Cheshire Community Action	£20.00
Poppy Wreath	£20.00

03.11.13 Transparency Code

Resolved: That permission was agreed for the Clerk to attend the CHALK training course on The Transparency Code.

03.11.14 Correspondence

A letter to the residents of Church Minshull from MP Antoinette Sandbach was read out. Cllr Carss agreed to publish it on the Village Arena Website.

03.11.15 Website Competition

Cllr Carss would be responsible for the website in the future. The website competition wording had now been agreed.

03.11.16 Any Other Business

Cllr Challoner wished to remind Cllrs and members of the public of the forthcoming Remembrance Service on 8th November 2015 at St Bartholomew's Church at 10.45.
In addition Cllr Challoner reported there would be an open meeting 18th November at 7.30pm at the Church – Re-ordering of Church Furniture. All welcome.

03.11.17 Date of Next Meeting

Monday 4th January 2016.

Signed..... Chairman