

**MINUTES OF A MEETING OF CHOLMONDELEY & CHORLEY PARISH COUNCIL
HELD AT SCHOOL FARM, CHOLMONDELEY ON 20 JANUARY 2015**

PRESENT: Councillor C Crossley Chairman
Councillor A D Fennell Vice-Chairman

Councillors C Hopley, P Probin, R Probin, D Sweetman, P Winward and G Willis

IN ATTENDANCE: Borough Councillor W S Davies

Adam Key Director of Planning – Savills, Leeds
James Hall Cholmondeley Estate Office

APOLOGIES: Councillors J Clarke and J Mosford

57 DECLARATIONS OF INTEREST

Members were invited to declare any non-pecuniary or disclosable pecuniary interest (DPI) which they had in any item of business on the agenda, the nature of that interest, and, in respect of a DPI to leave the meeting prior to the discussion of that item.

No declarations were made.

58 MINUTES (25 NOVEMBER 2014)

RESOLVED: That the Minutes of the Meeting held on 25 November 2014 be approved as a correct record and signed by the Chairman.

**59 CHOLMONDELEY ESTATE OFFICE – DEVELOPMENT IN CHORLEY
PLANNING APPLICATION 14/04463/OUT (CHESHIRE WEST & CHESTER COUNCIL)**

James Hall of the Cholmondeley Estate Office, together with Adam Key of Savills, were in attendance and made a presentation in respect of a proposal for housing and a re-configuration of the areas in Bickley parish, which formed part of the estate.

Members were able to ask questions by way of clarification, following which, it was –

RESOLVED: That the following observations on planning application No.14/04463/OUT be submitted to Cheshire West & Chester Council.

- (i) Although the proposed development is in Bickley, it is very close to Cholmondeley (which forms part of the administrative area of the parish council of Cholmondeley & Chorley) in terms of the geography, employment opportunities, housing issues and the sense of belonging to the local community. Members therefore consider it appropriate and legitimate to make representations.
- (ii) Bickley and Cholmondeley both fall within the Cholmondeley Estate.
- (iii) The Council supports the proposals on the following bases:
 - a) Members believe that the improved community facilities will be a benefit to the community and greatly assist with community integration and cohesion. Members acknowledge that without such investment the Village Hall at Bickley will close. It is considered that through a proper facility, the number and popularity of events will increase.
 - b) The rural employment opportunities are a key feature of the scheme and should be encouraged. Members support a similar type of development to Castle Farm which has been successful and should be replicated.

- c) The Community Land Trust (CLT) is considered to be a highly desirable mechanism to hold 'affordable' housing and the approach of offering a variety of tenures as well as having nomination rights is positive and a key feature of the scheme.
- d) The CLT model also offers an opportunity for current residents, who might retire, to remain in the community.
- e) The design and 'green' credentials of the buildings are to be commended.
- f) The A49 improvements are a long overdue improvement and Members look forward to working with the Estate Office to deliver these.
- g) Rural Broadband is essential and these proposals appear to be the only way that the service can be delivered.
- h) The new Village Hall will also offer other opportunities such as an occasional Doctors' Surgery.
- i) Members also consider this to be a '*once in a generation*' opportunity and is based on a different approach to most other housing proposals. The Parish Council would ask Cheshire West and Chester Council, as the Local Planning Authority to place the advantages of the proposals in a rural context.
- j) The proposal will improve the sustainability of a rural area and this is the context in which it should be judged.¹

(Note: Adam Key withdrew from the meeting at this point in the proceedings.)

60 CHESHIRE RAILINGS

At the last meeting, Members agreed that the Cholmondeley Estate Office be asked to consider contributing to the replacement of Cheshire railings in the parish.

Councillor Hopley had made enquiries of a local contact, and the railings could be replaced with similar, at a cost of £28 per metre. Mr Hall agreed to consider funding the replacement of the railings and would report back.

61 CASUAL VACANCY

The Parish Council was invited to consider any candidates for co-option to the current casual vacancy for Chorley.

Michael Lightfoot, who had expressed interest in being co-opted, had been unable to attend the meeting, but was expected to be present at the March meeting.

62 PUBLIC QUESTION TIME

There were no questions from members of the public.

63 PARISH COUNCIL PROJECT UPDATES

63.1 Emergency Planning

It had not been possible yet to arrange the planned desktop exercise. This would be held week commencing 26 January 2015.

¹ The broad principles were supported. The details are in excess of what was discussed; however, the Clerk was authorised to 'flesh out' the comments for submission to Cheshire West and Chester Council. The details in Minute No. 59 represent the observations submitted.

63.2 Boundary Signs

As reported to the last meeting, the Clerk had made enquiries of Cheshire East Highways about additional boundary signs and the most appropriate locations. A report back from CE Highways was awaited; however, as this was a question to be posed in the survey form to all residents, the Clerk had not pursued this matter further, pending the outcome of the survey.

64 FINANCIAL MATTERS

It was noted that there were no payments for authorisation on this occasion.

65 OUTSIDE BODIES/MEETINGS

Members appointed to outside bodies were invited to report on any recent meetings.

Councillors Crossley and Sweetman reported on a recent Police Cluster meeting at which time it had been noted that crime within the area had reduced.

66 PLANNING MATTERS

There were no planning applications for consultation.

67 ROYAL GARDEN PARTY

Parish Councils were invited to nominate the Chairman (and guest) to attend the Royal Garden Party to be held on Tuesday, 12 May 2015. Nominations were to be submitted to the Cheshire Association of Local Councils. A draw would be held across Cheshire councils.

The Chairman consented to being nominated and would be accompanied by her domestic partner if successful.

RESOLVED: That Councillor C Crossley and her guest be nominated to attend the Royal Garden Party.

68 BOROUGH COUNCILLOR'S REPORT

Borough Councillor W S Davies reported on Cheshire East matters of interest.

69 ELECTIONS – 7 MAY 2015

The broad timetable for the elections on 7 May 2015 was noted:

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| • Publication of notice of election | Not later than Monday 30 March 2015 |
| • Delivery of nomination papers (ie by candidates for election to be delivered to Borough Council Head Office in Sandbach) | Any working day during the hours stated on the Notice of Election until 4.00 pm on Thursday, 9 April 2015 |
| • Publication of Statement of Persons nominated | 10 April 2015 |

All councillors retired together at midnight on Monday, 11 May 2015. The annual meeting of the Parish Council must take place on the fourth day after the date of the elections (11 May 2015) or within fourteen days thereafter (by Monday, 26 May). The Parish Council's meeting was on Tuesday 19 May and was, therefore, within the timeframe.

The office of Chairman and Vice-Chairman was slightly different. Each continued to hold the office until a new Chairman and Vice-Chairman were elected.

70 SHARED ITEMS

Members were able to share information or request items for inclusion on the next agenda.

The Chairman reported that the Parish Council survey forms were due to be distributed in the near future.

The Clerk took the opportunity to report that a 'Stop' sign was not permitted at the junction of the A49 in the vicinity of the Cholmondeley Arms cross-roads.

71 DATE OF NEXT MEETING

17 March 2015²

.....Chairman

The meeting commenced at 7.30 pm and concluded at 9.40 pm

² Note: The date of the meeting was subsequently re-arranged to 1 April 2015.