

NEWHALL PARISH COUNCIL
Minutes of the Meeting of the above Council
held on Wednesday 24th April 2019 at Aston Chapel at 7.30 p.m.

Opportunity for Parishioners to speak (maximum of 10 minutes will be allocated for this item)
The floor was opened to those attending and the following items were raised:-

a. 19/1462N The Royals Proposed erection of new farmstead buildings with new vehicular access and associated landscaping.

Steven Beresford, on behalf of the other residents attending, addressed the Parish Council to raise their concerns and objections in relation to this application. See 9/III/a below

- b.** M Fenton raised a problem with the footpath at the ford – GR 60.85.4760. The footpath has been eroded by the river, and this now leaves a very narrow path with a drop into the river on the Aston side of the bridge. Clerk to report to PROW.

Present: J. Batho (Chairman), J.G. Parkin (Vice Chairman), A.G. Lawrence (Clerk),
E. Forshaw, Mrs J. Fenton, C. Britton, Mrs J. Sweeney, R. Hibbert, J. Barker,
Ms R. Spalding, and 13 members of the public

- 1. Apologies:** Councillor R. Bailey,
- 2. Declaration of Interest** – if a member is present at a meeting of the authority, and they have a disclosable pecuniary in any matter to be considered or being considered at the meeting, they cannot take part in any discussion of the matter at the meeting or vote on it. They should disclose the interest to the meeting and follow the Council's Code of Conduct.
- 3. Minutes** of Parish Council held 18th March 2019 were confirmed as a true and correct record on the prop., of R. Hibbert, sec., J.G. Parkin.
- 4. Matters arising** from last minutes:- none
- 5. Cheshire East Elections:** it was reported that the forthcoming Parish Council Elections will see the following Candidates:
for Newhall Parish Council:-
J. Batho, J.G. Parkin, E. Forshaw, Mrs J. Fenton, C. Britton, R. Hibbert, J. Barker, Ms R. Spalding, and this will leave one vacancy with the resignation, after some 19 years service of Mrs J. Sweeney – the thanks of the meeting were recorded to her for all her support during this time.
For Cheshire East Council :-
Rachel Bailey (Conservative), RJ Derricutt (Liberal Democrats)
- 6. Highway matters:**
 - a. Sheppenhall Grove:** repair work is being undertaken.
 - b.** R. Hibbert, reported that street lighting on the A530 from the crossroads to column 19 is out of action – Clerk to report.
- 7. Correspondence**
 - a. Cheshire East Council:**
 - i. reported that Cheshire East have received funding from the Govt for 'Clean High Street' as such the Audlem ward has £809 available, with the suggestion that litter picking equipment be purchased for use by any Parish in the area who wishes to use it. Newhall Parish Council unanimously agreed to request funding for another litter/dog waste bin in Woodcott Hill Lane
 - b. Councillors:** none

c. **Parishioners:** none

d. **Other:**

i. **CHALC Enewsletter**

8. Accounts

I. Income received since last Meeting:

1. Cheshire East Precept – 1st Instalment £1925.00
2. Clerk reported that VAT refund for 2018 is being processed

II. Accounts paid since last meeting: None

III. Accounts to pay at meeting:

1. Neighbourhood Plan – Johnsons – printing £584
2. Neighbourhood Plan – Vinyl Banners Printing £127.50

The above account(s) were unanimously approved for payment on the prop., of R. Hibbert, sec., J. Batho

IV. Annual Audit

- Display Notice from Audit from 1st July – 12th July 2019
- Exercise of Public Rights from 17th June – 26th July 2019
- Exemption Certificate to be returned by 1st July 2019. On the prop., J. Batho, sec., E. Forshaw, it was unanimously agreed that Newhall Parish Council would submit, as a smaller authority, an Exemption Certificate to PKF Littlejohn, London

a. Annual Governance Statement was given to the Council by the RFO and unanimously approved by the Parish Council on the prop., Ms R. Spalding, sec., R. Hibbert.

b. Statement of A/C's year ending 31st March 2019 was issued by the R.F.O. as follows:-

Parish Council Income for year	3878.30
Along with balance brought forward	<u>739.22</u>
Gave a total available of	4617.52
Total expenses have been	3967.26
Leaving a balance to carry forward of	<u>£650.26</u>
Neighbourhood Plan Income for year	5961.16
Neighbourhood Plan Expenses	1400.00
Leaving a balance to carry forward of	<u>£4561.16</u>
Leaving total funds to carry forward of	<u>£5211.42</u>

The Parish Council C/F figure compared to the previous year is very similar to the previous year due to setting Precept for a figure similar to the budgeted expenditure

With all details of income and expenditure as listed in the Account Book.

The Accounts were formally adopted on the prop., R. Hibbert, sec., C. Britton, and unanimously agreed,

On the prop., R. Hibbert, sec., E. Forshaw, and unanimously agreed, the Clerk/RFO and the Chairman signed, as follows:-

The Annual Return:-

- i. The Annual Governance Statement
- ii. The Accounting Statements 2018/19
- iii. The completed Annual Account Book

V. Internal Audit this will be undertaken by JDH immediately after this Meeting when Accounts are completed.

VI. Appoint Regulatory Financial Officer – the Clerk was unanimously re-elected on the prop., of J. Batho, sec., E. Forshaw.

VII. Confirmation of:-

- i. Financial Regulations – NALC – Model 2 (England)
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.
- ii. Risk Assessment
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.
- iii. Parish Council Internal Financial Audit
The Meeting on the prop., of R. Hibbert, sec., E. Forshaw, unanimously confirmed their Internal Audit requirements were adequately covered within their Financial Regulations and their Risk Assessment which are currently in place, and as approved in item 7/VIII/i/ii as above
- iv. Clerks Contract of Employment
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.
- v. Standing Orders
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.
- vi. Transparency Code
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.
- vi. GDPR Policy/Privacy Statement
Was unanimously reconfirmed on the prop., of R. Hibbert, sec., E. Forshaw.

9. Planning Applications:

I. Applications received since last meeting:

a.

Application No: **19/1122N**
Proposal: **Change of use for proposed stable block and menage to private dwelling.**
Location: **The Royals, WHITCHURCH ROAD, ASTON, CW5 8DJ**
No representation made

b.

Application No: **19/1123N**
Proposal: **Proposed residential extension and domestic garage.**
Location: **The Royals, WHITCHURCH ROAD, ASTON, CW5 8DJ**
No representation made

c.

Application No: **19/1293N**
Proposal: **Single storey extension to side of dwelling to replace existing kitchen extension**
Location: **West End Cottage, WRENBURY ROAD, ASTON, CW5 8DQ**
No representation made

And as per 8/III below

II. Results of previous applications;

a.
18/5628N
CHERRY TREE FARM, COOLE LANE, AUDLEM, CW3 0ER
Conversion of triple garage to holiday let
approved with conditions
b.
19/0323D
The Flower Patch and East View, WHITCHURCH ROAD, NEWHALL, CW5 8DN
Discharge of Conditions 5 & 9 on 15/5262N - Demolition of existing dwellings, and building of one new dwelling.
approved
c.
18/5625N
CHERRY TREE FARM, COOLE LANE, AUDLEM, CW3 0ER
Porch, garage and new access to Coole Lane.
approved with conditions
d.
19/0567N
Oakmoore, Wrenbury Road, Aston, CW5 8DQ
Erect a 1.4m wooden fence with 1.4m wooden gates
refused
e.
19/0219N
Land at The Cooperage and rear of Rosedene, WHITCHURCH ROAD, ASTON, CW5 8DB
Construction of 4 detached dwellings, associated parking, bin storage and access arrangements (part retrospective)
approved with conditions

III. Applications/Planning matters before this meeting:

a.
Application No: **19/1462N**
Proposal: **Proposed erection of new farmstead buildings with new vehicular access and associated landscaping.**
Location: **The Royals, WHITCHURCH ROAD, ASTON, CW5 8DJ**
National Grid Ref: **360914 345845**

The meeting on the prop., J. Barker, sec., R. Hibbert, agreed (8 for and 1 abstention - C. Britton) to object to the application for the following reasons, as outlined by residents at the start of the meeting.

Newhall Parish Council support the application in principle and absolutely understand the commercial necessity relating to the proposed buildings; however we strongly object to the proposed location of the new buildings and the requirement for a new access off the A530 Whitchurch Road.

The nature of our objection Surrounds 2 key areas of concern:-
Environmental Issues/Impact on local Amenity and Highways Issues
Environmental Issues:-

The intended use of the proposed buildings is intensive calf rearing along with associated storage of machinery and feed etc. By nature, intensive calf rearing generates severe environmental issues that will have an impact on amenities and local residents. These environmental issues could easily be mitigated by the relocation of the buildings onto other areas of the farmland owned by the Applicants

Intensive calf rearing is a 24/7 operation as the animals can't simply be switched off in the evening. The environmental issues associated with intensive calf rearing include but not necessarily limited to;
Noise – calves will naturally bleat loudly for prolonged periods of time and from a single calf this noise can be heard some considerable distance away, for example 200m. The proposed buildings can house up to 360 calves which will only intensify the noise pollution. The buildings are circa 80m from a number of residential properties

A letter reference PRE/2436/18 written by Gemma Horton, Senior Planning Officer, states - "The siting of the farm buildings should be sensitively positioned as to not be too close to neighbours with regards to noise impact." How is a distance of 80m from residential properties sensitive?

Odour emissions – the close proximity of the proposed buildings will cause excessive odour exposure levels to neighbouring residents.

Artificial light – due to animal welfare regulations the buildings will require lighting during the hours of darkness which will have an impact on the residential properties given the close proximity of the sheds. Each building has around 24 clear GRP roof lights and one would imagine that a number of external security lights will be required around the site. Pest control and insects – by nature, the calf rearing buildings will attract a significant amount of insects and rodents which again will have an impact on the residential properties given the close proximity of them. This particular point will also pose a significant environmental health issue for the farm shop, butchery, bakery and children's play area which was granted planning permission earlier this year at The Rowans.

All of these environmental impacts on amenities can be significantly reduced by the relocation of the proposed buildings.

Highways Issues

Proposed new highways access off the A530 Whitchurch Road - irrelevant of the number of vehicle movements it seems totally unnecessary to create a new access off Whitchurch Road for the proposed buildings, particularly for slow moving vehicles entering / exiting an already dangerous road with poor visibility South of the proposed access. The applicants currently have an existing access off the Whitchurch Road, North of The Rowans, which could be utilised or if a location off Pinsley Green Road was approved then slow moving agricultural machinery entering a quiet country lane presents considerably less risk to traffic. The dangerous nature of this particular stretch of the A530, which will already be magnified by vehicles exiting and entering the farm shop at The Rowans, a distance of circa 40m from the proposed new access, will only be exacerbated by this development.

Alternative locations for the proposed buildings could include, but not limited to, two locations off Pinsley Green Road, which have been identified by the applicants at pre-application stage, and keeping the proposed buildings in line with the current farmstead at The Royals. We feel there has been inadequate assessment of potential alternative locations up to now. The two locations off Pinsley Green Road have existing highways access onto quiet country lanes and are sited further away from residential properties than the current location. There is no explanation or justification as to why the proposed buildings are isolated from the current farmstead at The Royals. If the proposed buildings were sited here there would be almost zero environmental impact on existing amenities and local residents not associated with the application. The current highways access could be utilised which currently provides access to the existing farmstead.

As the applicants are intending to reside in the existing farm house at The Royals, this would also improve the security of the proposed site and significantly decrease the risk of any animals escaping onto local highways.

I quote from a letter reference PRE/2436/18 written by Gemma Horton, Senior Planning Officer "Any proposal for new agricultural buildings will require an agricultural appraisal which fully justifies the essential need to relocate the farm to another part of the holding" There is no justification within the agricultural appraisal to support a relocation.

To conclude, why locate the proposed buildings here? Alternative locations would mitigate the environmental impact on amenities and local residents almost completely and would eliminate the need for an additional highways access off an already dangerous stretch of road.

In our view, and having spent considerable time studying the application and associated documents, we feel that there has been an inadequate assessment of the environmental impact on the local community, no justification for locating the proposed buildings away from the current farmstead and lastly no real consideration of highways safety or assessment of alternative locations.

Can anyone honestly say that siting these proposed intensive calf rearing buildings 80m from a number of residential properties is the correct place for them

b.

Notification of Appeal

Application No: **18/2051N**
Location: **Coole Acres, COOLE LANE, NEWHALL, CW5 8AY**
Proposal: **Variation of conditions 18 & 29 on approval 09/0819N for change of use from agricultural to fish rearing & angling centre, formation of ponds & lakes, erection of buildings and provision of access & parking**

- IV. Neighbourhood Plan:** report was given by I. Wilkinson. NNP is now produced and ready to take forward to Regulation 14. The main thrust of the plan being housing, and other issues raised throughout the period of development. Leaflets will be distributed, notices for boards prepared and comments to be submitted by 16th June for the feedback process. Dependent on this feedback the plan will then be submitted/amended to Cheshire East for final approval.
- V. Other:** E. Forshaw raised continuing issues with GHC @ Wrenbury Industrial Estate. He reported that these concerns are currently with the Ombudsman and he will advise of these findings when concluded. Further, the site worked Good Friday in contravention on planning conditions, and further continuing issues with dust which spreads in the wind and also is brought on vehicle wheels right through the village of Aston. On the prop., Mrs J. Fenton, sec., Ms R. Spalding, it was unanimously agreed that the Clerk should report the matter to Cheshire East.

- 10. Police Matters:-** J. Batho reported from the meeting of the Cluster Group:-
- in the previous quarter – 1 x no injury RTC in Newhall; 1 x domestic dispute; 1 x theft of chimney pots in Sheppenhall Lane; 1 x attempted burglary of a shed in Sheppenhall Lane.
 - Police are looking into introducing a new initiative for rural areas of installing yellow/black signs at properties to advise of Police watch in the area. They are looking at a Parish Council contribution of £1.60 per sign. On the prop., J. Batho, sec., J. Barker, it was unanimously agreed to support this initiative.
- 11. Next Meeting:**
- Parish Meeting – Monday 20th May 2019 @ 7.00 p.m.
 - Parish Council Annual Meeting – Monday 20th May 2019 @ 7.30 p.m.

Before closing the meeting, J. Batho thanked, on behalf of the Parish Council, Mrs J. Sweeney, for her 19 years of service, and presented her with a card and flowers.

Meeting closed.