

NEWHALL PARISH COUNCIL
Minutes of Virtual Meeting of the above Council
held on Monday 13th July 2020, 7.30 p.m.

Present: J. Batho (Chairman), A.G. Lawrence (Clerk), Mrs J. Fenton, E. Forshaw, P. Schofield, Ms R. Spalding, Clr R. Bailey.

1. Apologies: J.G. Parkin, R. Hibbert, J. Barker.

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 15th June 2020 were confirmed as a true and correct record on the prop., E. Forshaw, sec., P. Schofield

4. Matters arising from last minutes:-

a. Extra Litter Bin in the Village – Woodcott Hill Lane and possibly Sheppenhall Lane/Junction A530. Clerk reported he has a quote of £386.40 + VAT per bin. Agreed to discuss further with R. Hibbert and see if any NNP budget would be available.

b. Village Notice Board – await quotes from R. Hibbert

c. Phone Box – need to decide what is the best option for this – painting a priority. Again need to look if any NNP budget available

5. Highway matters:

a. Clerk advised that he had reported a broken gully @ Coole Lane

b. Remedial work has been undertaken in Sheppenhall Lane, and also very promptly in Sheppenhall Grove

c. 30 MPH signs obscured by hedge on approach from Wrenbuey

6. Correspondence

a. Cheshire East:

i. re Covid19 arrangements

ii. The problems associated with current parking arrangements in Nantwich was raised. It was agreed that the Clerk should write to Clr Bailey who will formally raise these concerns on behalf of the parish.

b. Councillors: none

c. Parishioners: none

d. Other:

i. Clerks and Councils Direct

ii. ChALC's e-bulletin:- Clerk reported as follows:-

The six month rule is still proving challenging for a number of you and set out below is the latest guidance from the National Association of Local Councils which could not be clearer:

A parish councillor will cease to be a councillor if they fail to attend a meeting, or represent the council, for a period of six months. "Failed to attend" means has not attended and a councillor who has not attended a meeting for six months has failed to do so whether or not a meeting has been called because s.85 of the Local Government Act 1972 says that the six months starts with the last meeting attended and therefore covers the entire period up to the next meeting called. If there are no meetings for six months all councillors will cease to be councillors.

The regulations covering Wales (made by the Welsh Assembly) specifically exclude from the six-month rule the initial period between the making of those regulations and the day after the first meeting. The UK Government could have made a similar provision covering England but it has chosen not to do so. As a result, a parish council must either meet or grant dispensations to all councillors covering the period without meetings.'

Newhall Parish Council, on the prop., Ms R. Spalding, sec., E. Forshaw and unanimously agreed to grant dispensation to all councillors during this period of virtual meetings, and to remain until meetings can recommence in person.

- iii. Letter from Audlem Community First Responders asking if the Parish Council would consider making a donation to their funds, as previously given. It was agreed on the prop., J. Batho, sec., E. Forshaw that if £50 is available at the end of the year this will be donated and if not then to be included in next year's budget figures.

7. Accounts

I. **Income received since last Meeting:** none

II. **Accounts paid since last meeting:** none

III. **Accounts to pay at meeting:**

1.	Chq No 000522	Purchase Order 10	
	A.G. Lawrence – Clerk Salary – Jan – March 2020		£371.87
2.	Chq No 000523	Purchase Order 11	
	HMRC – Jan – March 2020		£93.00
3.	Chq No 000524	Purchase Order 12	
	A.G. Lawrence – Clerk Salary – April - June 2020		£379.15
4.	Chq No 000525	Purchase Order 13	
	HMRC – April - June 2020		£94.60
5.	Chq No 000526	Purchase Order 14	
	A.G. Lawrence – Clerk Expenses – April - June 2020		£165.29
6.	Chq No 000527	Purchase Order 15	
	Cheshire Community Action – Membership 2020-21		£20.00

The above account(s) were unanimously approved for payment on the prop., of E. Forshaw, sec., P. Schofield

8. Planning Applications

I. **Applications received since last meeting:**

a. **as 8/III below**

II **Results of previous applications:**

a.
20/1627N
Roseleigh, WHITCHURCH ROAD, ASTON, CW5 8DJ
Removal of domestic timber shed and replace with domestic garage/workshop to rear of dwelling, resubmission of application No 19/5892N
approved with conditions
b.
20/0121N
HOLLIN GREEN FARM, HOLLIN GREEN LANE, NEWHALL, NANTWICH, CHESHIRE, CW5 8AZ
Full planning for a stone access track for agricultural uses on land adjacent to Hollin Green Farm, Hollingreen Lane.
approved with conditions

III **Applications/Planning matters before this meeting:**

a.

Application No: **20/2295N**
Proposal: **Construction of 4no dwellings with associated parking area(s), an alternative scheme than the previous being 17/2183N**
Location: **Land at, Sandy Lane, Aston, CW5 8DG**
National Grid Ref: **361148 346749**

Clerk reported that he has received:-

2 comments of no objection from Parish Councillors,
Feedback from NNP - Sandy Lane is not objected to. It meets the requirements of the Neighbourhood Plan provided the exterior design meets the plan requirements for style and character.
and in addition the following objection:-

The application seeks to amend the permission already granted for the building of two houses on a plot where only one house currently exists; the new application seeks to build four houses instead of two. I am, however, strongly opposed to this application. My objection stems from the proposed car-parking arrangements. The intention is to make provision for eight cars (two for each property) to be parked in front of the new houses. In principle, this is needed; after all, on average there are 1.91 cars per household for all the current houses in Newhall parish. However, there is insufficient room in front of the proposed new dwellings to do anything other than park the cars noses-to-tail with each other, and there is no space designated or reserved for visiting vehicles. This is the crux of the problem. As we all know, just because a vehicle is last in at night, it does not necessarily mean that it will be first out in the morning; therefore, there will be a considerable incentive to park some of these cars overnight in Sandy Lane itself, and this would cause big traffic problems. Sandy Lane gets a significant amount of traffic (particularly from H G Lea Oakes) but it is quite narrow; indeed, it is barely wide enough to accommodate any one of the many trucks which turn into it off Wrenbury Road to go towards Nantwich and that is without the obstruction of any vehicles parked in the roadside. Of course, one could ban large vehicles from using Sandy Lane but this would force them to go up to the crossroads opposite Sheppenhall Lane and turn left there but this would significantly increase the likelihood of accidents at the crossroads because of the awkwardness of turning an articulated wagon left at this point.

In summary, the residential parking proposals are inadequate and Sandy Lane cannot take any roadside parking, and I am, therefore, opposed to the idea of building four houses on the plot on Sandy Lane currently occupied by just one property unless a sensible solution to the potential and obvious parking/traffic problem can be found.

After examination of the plans, on the prop., E. Forshaw, sec., Ms R. Spalding it was unanimously agreed to support the application.

b

Application No: **20/2393N**
Proposal: **Approval of Reserved Matters for appearance, landscaping, layout and scale following outline approval 17/0374N - Development of up to 24 dwellings with all matters reserved except access (Resubmission of 16/3974N)**
Location: **Land East Of, WHITCHURCH ROAD, ASTON**
National Grid Ref: **361175.52 346348.61**

Comments received - feedback on open planning applications from the Neighbourhood Plan. Basically the A530 24 house application, given it is an extension of a current approved plan, has no objection. However we would challenge the number of affordable houses - if joined with all the others in the village we question if demand will be there - and would not want them converted at a later date to social housing.

After examination of the plans, on the prop., J. Batho, sec., Mrs J. Fenton it was unanimously agreed to offer no objection to the application. However the Clerk to include the concern of the Parish Council with regard to statements regarding public transport travel from Wrenbury Station. They wish to record that with only parking for 4 cars at Wrenbury there is a need for safe walking to the station. This also to be sent to R. Hibbert, Cheshire East, and ask that such a scheme be included in Cheshire East Active Travel Programme to achieve more sustainable travel for all the expanding number of residents in the Parish.

c.

Application No: **20/2676N**
Proposal: **To construct a steel framed building extension on part of the existing mill building roof, the penthouse extension is on the eastern side of the existing roof at Aston mill.**
Location: **ASTON MILL, WRENBURY ROAD, ASTON, CW5 8DH**
National Grid Ref: **361172 346825**

Feedback from NNP – no objection.

Clr Bailey declared an interest and abstained from this item.

After examination of the plans, on the prop., J. Batho, sec., E. Forshaw it was unanimously agreed to offer no objection to the application.

Further it was agreed that E. Forshaw, representing the Parish Council should seek a site meeting with HJ Lea Oakes to discuss the issue that HGV's are increasingly exiting the site through the village towards Wrenbury

d.

Application No: **20/2770N**
Proposal: **Proposed siting of mobile home for use as holiday let.**
Location: **Coole Acres, COOLE LANE, NEWHALL, CW5 8AY**
National Grid Ref: **364795 345486**

After examination of the plans, on the prop., E. Forshaw, sec., P. Schofield it was unanimously agreed to Object to the application. It was felt that with holiday siting already at The Willows, Austerson, Overwater Marina, Coole Lane and holiday lets at Cherry Tree Farm that this facility is more than sufficiently covered with the existing allocation.

e.

Application No: **20/2691N**
Proposal: **Construction of a slurry lagoon 43.51m x 43.51m x 3.15m deep including the 750mm freeboard and hardstanding area (re-submission of application 19/2641N)**
Location: **HOLLIN GREEN FARM, HOLLIN GREEN LANE, NEWHALL, NANTWICH, CW5 8AZ**
National Grid Ref: **363895 345323**

Ms R. Spalding declared an interest and abstained from this item.

After examination of the plans, on the prop., E. Forshaw, sec., J. Batho it was unanimously agreed to support the application.

f. NNP re roads. The sum of each application linked to existing new developments now places the local road safety into a critical high risk position. This will not be evident to a Highways clerk responding to individual planning applications, but take those in aggregate and we have a very serious risk. Therefore we would like the Parish to ask again for the meeting with Highways boss - in order that we can raise these concerns AND link with the roads survey work they are undertaking for Wrenbury. This comment was endorsed by the Parish Council on the prop., J. Batho, sec., E. Forshaw

IV Neighbourhood Plan: R. Hibbert reported
NEIGHBOURHOOD PLAN FORUM

We agreed that a link established across many neighbourhood plan organisations would help considerably from both a funding perspective and location of policies within the plans. Nantwich, Stapeley and Wrenbury are the initial interested parties.

Actions

Richard to follow up with these groups and to update the Parish Council.

Newsletter to be produced sharing current initiatives, explaining the skills we require and seeking people to volunteer at knowledge and time where possible.

9. **Police Matters:** Chairman reported that the group are still not meeting but regular contact is still taking place. A car has been observed at various locations in the village with suspicious activity. This has been reported to the Police who are monitoring the situation.
Also a scam of people selling door to door has been prevalent recently.
10. **Next meeting of the Parish Council** – September

Meeting Closed