

**NEWHALL PARISH COUNCIL**  
**Minutes of Virtual Meeting of the above Council**  
**Tuesday 30<sup>th</sup> March 2021, 7.30 p.m.**

**Councillors:** J. Batho (Chairman), A.G. Lawrence (Clerk), Mrs J. Fenton, E. Forshaw, P. Schofield, Ms R. Spalding, R. Hibbert, C. Britton, J. Barker and Clr R. Bailey

- 1. Apologies:** J.G. Parkin,
- 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 27<sup>th</sup> January 202 were confirmed as a true and correct record on the prop., R. Hibbert, sec., E. Forshaw by a majority of 7 with one abstention.
- 4. Matters arising:-**
  - a. Village Notice Board : agreed that the one by Sheppenhall Grove should be refurbished and the one in the centre of the village replaced. P. Schofield and R. Hibbert will supply quotes for the next meeting so that the matter can be processed.
  - b. Phone Box: R. Hibbert reported that the contract with BT has been signed, and an invoice for £1 will follow, it will be left with power supply. The paint is not lead based but will need to remain in situation for any refurbishment.
  - c. Communications: agreed a Communications Plan is needed for Parish Council, NP and Community
- 5. Highway matters:**
  - a. Joint Parish Council Group: a meeting has been held with CE which was very constructive. A further meeting with E. Timpson MP is arranged.
  - b. **Hedges at crossroads** have now been cut
  - c. In relation to flooding and road conditions, and further to the last meeting when it was agreed;- whilst the South West Cheshire Highway Group should champion all these issues the Parish Council must continue to raise representations themselves too. In addition CE Highways must not offer no objections to development within the Parish if they cannot then maintain/ repair the roads. Letter sent to CE raising these complaints as follows:-

To:  
Lorraine O'Donnell  
Chief Executive  
Cheshire East Council

By way of introduction, I am Chair of Newhall Parish Council situated in an area of great beauty, with a prospering small industry presence, located south of Nantwich and adjacent to both Audlem and Wrenbury, who act as service centres for our residents.

At a recent Newhall Parish meeting I was formally requested to make an official complaint to Cheshire East regarding the total disregard for the quality of planning and safety by Cheshire East officers when managing and developing the foundation infrastructure of our Parish.

This complaint has been triggered by numerous requests from Parishioners for the Parish Council to act on their behalf in this regard. Our residents have worked hard to share concerns, plans and initiatives with Cheshire East over many years yet fail, on every occasion, to receive a single, joined up and proactively helpful response. The years of investment in our adopted Neighbourhood Plan has sadly made no difference to the quality of engagement, planning or investment.

There is simply no excuse for this. It is not solely a budget or resource related problem. It is, in our opinion, a systematic failure to work proactively with Parishes in order to utilise their resource and knowledge for the good of every stakeholder.

**FORMAL COMPLAINT**

The most accurate way to summarise our complaint is that;

'the residents of Newhall Parish believe Cheshire East to be consciously under investing in our rural infrastructure and consciously approving projects that are detrimental to this areas interests, whilst totally ignoring local adopted policies, local Councils and thus placing the area and residents at risk'.

In 2020 the Newhall Neighbourhood Plan was formally adopted. Since that time it has been ignored completely in all planning approvals. Not one officer generated response from any department has made proactive reference to its existence. Prior to its adoption the constructive observations of the Parish and many residents have been ignored in multiple planning applications.

The statement is best considered in its two parts;

- **Conscious under investment**
  - The CEC budget clearly shows that most infrastructure investments are to be made in towns and larger conurbations
  - The Corporate Plan 2021-2025 would see us in the 30% of those surveyed not feeling it is good. As your officers have said, they do not see what the team roles are, how the plan can be afforded and how it can be 'Open' when it excludes any reference to our Neighbourhood Plans
  - The budget and meeting minutes associated to its creation make clear that rural areas will receive far less investment per capita.
  - Despite approving several large business developments in our Parish no forward planning has been undertaken for the impact of traffic including HGV's
  - We now have roads collapsing, drains collapsing, verges being destroyed – all resulting in no safe pedestrian, cyclists or horse rider passage on our major routes
  - We have neglected footpaths, almost no pavements, few safe leisure areas and some of the worst safety statistics one could wish for.
  - We have entire villages cut off from service centres by floods for over 2 weeks
  - We have Cheshire East cycle route roads in a state of collapse for more than 3 years
  - The majority of roads are not safe for pedestrian, cyclist or motorised passage and subsequent diversions are adding 10 to 22 miles to Parishioner journeys simply to access GP surgeries and other service centre amenities
- **Wilfully approving of projects that place the area and residents at risk**
  - Wilful as we believe Cheshire East departments are incapable of forming a single multi-departmental view against an accurate impact assessment of the pros and cons of a given development – industrial or residential – in our Parish
  - The Newhall Neighbourhood Plan is consciously ignored in every case examined
  - Numerous examples exist of planning officers supporting residential and industrial development with NO regard for highways impact or risk
    - I would sight the complete and utter chaos of the Graham Heath (Concrete Works) Ltd planning applications that is live as I write. It is an example of the conscious incompetence we have suffered from the Planning, Environmental and Highways Departments for many year
  - For the same examples Highways have shown no concern for the impact the associated traffic will have
  - Environmental Health have equally acted as remote observers in each of our example cases

## CONSEQUENCE

Never has this Parish been so unsafe to reside in or commute through. This impacts residents or all age groups.

As a direct consequence of planning policy we have had 180% increase in housing, yet with no increase in safe passage, secure and safe play areas or leisure areas. The majority of funds derived from developer levies have not been returned to the Parish, these still held by Cheshire East which cannot be correct?

We have also seen many poorly planned approvals for business development in the area resulting in a 300% + increase in HGV and business traffic across our unclassified roads over the last ten years. This results in collapsing infrastructure, no safe areas for residents or visitors to walk, to cycle or pursue leisure interests. The adverse impact on our environment is terrible, including erosion of hedgerows, vastly increased intrusive noise for residents and erosion of safe walking areas.

Our major reliance upon tourism is directly and adversely affected by the collapsing infrastructure across the Parish. Yet Cheshire East Officers continue to approve development with little if any attention to the social or economic consequences. The latest example is the Graham Heath Ltd (20/4181N) planning application

where Cheshire East's performance to date has been shambolic. It has taken the development of a local pressure group to provide the insight your officers have failed to develop.

## **LACK OF PLAN ALIGNMENT**

What you have read is a high level overview of our reality, which is further frustrated by reading the published Cheshire East plans such as Local Transport ... it promises that

"Communities are not severed or otherwise negatively impacted by road traffic" and insists that

"residents will feel confident to travel by the transport mode of their choice" (to include cyclists and pedestrians we assume).

I cannot disagree with my Parishioners when this is interpreted as an out of touch Council. Equally I cannot be blind to the issues of our neighbouring Parishes. We, and they, are in a terrible state and it is clear to us that Cheshire East's future investment plans are consciously under-investing in our area – despite the broad and sweeping claims made in published plans.

It is our collective belief that the issue here is not volume of spend. It is quality of planning associated with that spend and a lack of planning for associated value. We believe the total lack of departmental joined-up planning with Cheshire East and with Parishes is the root cause. That coupled with the total disregard for the local knowledge invested by Parishes, our residents and our neighbours, in high quality Neighbourhood Plans, creates an indefensible position for Cheshire East in our collective opinion.

Many excuses may be at the forefront of your mind I suspect. Lack of budget, poor history of performance at Cheshire East, Covid 19 with remote working and more. I and we would not disagree but these form no valid argument or reason to avoid an opportunity to seek lasting improvement to both effectiveness and efficiency of the services we entrust Cheshire East to deliver.

## **PROACTIVE SOLUTION**

Clearly my primary purpose for writing is to make formal our complaint which I hope you will be motivated to act upon.

The way forward to invest in continuous improvement. My Parish Council, and many of our neighbouring Parishes, want to secure your commitment to helping with what we believe will prove to be a proactive initiative to help improve this overall situation. We have designed this to help Officers in Cheshire East support our Parish – and neighbours – in a prioritised, helpful and less expensive manner in future. Our intention is to help every pound deliver significantly more value worth than it has ever done before.

The first initiative deployed last month is an integrated, pan-Parish Highways Group.

- This currently involved Newhall, Wrenbury, Marbury and Sound & District – with other neighbouring Parishes looking to join.
- The Group will assume delegated authority from each Parish in order to represent and prioritise needs to Cheshire East once.
- The Group will also bring residents – many who own land adjacent to our roads or key to our footpaths – far closer to the operational needs of a budget challenged Cheshire East council.
- The Group will also liaise with local business, help in the navigation of heavy traffic and its coexistence with a delicate local environment.

The Group has introduced itself to Highways Officers and intends to do the same with Planning in the near future. What I, and we, ask of yourself is to support this initiative;

- to help your Officers participate openly.
- to fully invest in proving that such close collaboration will save your authority time, money and result in better returns on investment.
- By asking departments to aggregate and share interests where they firmly believe Parish Councils, directed by adopted Neighbourhood Plans, can make every pound of investment travel further.

We want to improve the perception of value for all our residents and demonstrate a new way of working – one that will help dissolve the 'ivory towers' within Cheshire East and leverage the amazing capability inherent in our Parish Councils. Together we can deliver change for the good EVEN in times of limited budget and pandemics.

I would like to arrange a (video) meeting to agree how we work together in taking this forward and to explore all ideas and initiatives available to us through your role as Cheshire's Chief Executive.

My thanks for your time and we look forward to discussing this further in the near future  
Joe Batho  
Chair – Newhall Parish Council

Further to this a virtual meeting has been held with CE – C. Hindle, S. Davies, and T. Evans, with the Chairman, Clerk, and R. Hibbert representing the Parish Council. This had been very useful and is good dialogue to start to try and improve communication and action.

Clr Bailey commented that the reduced budget has been to such an extent that it means it is neglecting statutory responsibilities. Further it is possible to raise a Section 58 in relation to this, and C. Britton agreed to look into this further and will report back to PC.

#### **d. Community Speed Watch report:-**

##### **Speed Watch on the A530 -Sound, Broomhall and Newhall Parishes**

It is now over 5 years since Sound and District PC and Newhall PC agreed to support the speed watch initiative by the purchase of a speed gun and other equipment and I thought it would be useful to give an update.

##### **Background**

The A530 is a major A road that runs through Sound, Broomhall and Newhall Parishes. From the Dept of Transport Road census data [Road traffic statistics - Manual count point: 27274 \(dft.gov.uk\)](https://www.dft.gov.uk/road-traffic-statistics-manual-count-point-27274) the average annual daily flow in 2019 was 6315 vehicles. This is a 25% increase since 2000, an extra 1224 vehicles per day. Obviously, there is the knock-on effect of more pollution, noise, environmental damage, property damage but that is another story. Whether this increase is also seen on the minor roads I cannot say. There are other census points in the parishes but there is only data for one year. Heatley Lane in Sound (2019- 317 vehicles) and Sheppenhall Road (2019 – 844 vehicles) and Wrenbury Road (2018 – 1328 vehicles) in Newhall

The 4 SIDS on the A530 (1 in Sound and 3 in Newhall) did give traffic data 24/7 but I believe their use was discontinued and data stopped being collected in 2017.

##### **Current Status**

The number of volunteers has varied since 2015 but currently there are 7 volunteers, all in the Sound and Broomhall area. There are none in the Newhall /Aston area. Subsequently all speedwatch at the moment is in Sound and Broomhall, mainly in the vicinity of Sound School.

Speed watch sites are designated by the Police and speed watch can only be carried out at the site.

The volunteers work in 2 person teams. Currently, there are 4 teams who operate on a 2 week on, 6 weeks off rota. The team decide when and where to carry out speed watch during their 2-week stint.

Vehicles are monitored and registration, colour make etc recorded if the vehicle is travelling at greater than 47 mph in the 40mph speed limit zone and greater than 36mph in the 30mph zone. Normally between 3 and 5% of vehicles are above 47 mph and we see between 200 – 250 vehicles/hour one way(A530) This have been pretty consistent for the last 5 years.

Details are then sent to CPSO Nick Jarvis and a warning letter sent by the police.

The presence of the team certainly acts as a deterrent to speeding with many vehicles slowing on sight of the team but most vehicles are travelling at around 40 mph.

There are 4 SIDS (speed indicating devices) on the A530 which can record each vehicle, speed and time but as far as I know these have not been in use for monitoring traffic flow and speed since 2017. I believe one of the SIDS in Aston has been converted and now only shows "slow down". The others still show speed but their effect is now minimal in controlling speed.

In the questionnaire for the Sound and Broomhall Neighbourhood Plan completed by local residents, in section 6 infrastructure "What aspects of the local infrastructure/amenities do you think are most urgently in need of improvement or concern to maintain character, safety and wellbeing?" Ranked no 2 was Road safety on the A530 and ranked no 3 was road safety on minor roads.

Similarly, in the Newhall Neighbourhood Plan adopted 2020 Policy T2 "Sustainable Travel" highlights residents concern about traffic and road safety. Disappointingly there are no volunteers for speed watch on the A530 and other roads in that parish.

Therefore, road safety is a very high concern for local residents and we have to ask what more can be done to meet that concern.

I encourage all parish councillors to watch the video on the link below

<https://communityspeedwatch.org/FRONT-v2-Home.php>

Our speedwatch group is not a member of community speedwatch UK but I have sent the information to CPSO Nick Jarvis for comments and advice.

There is a speed watch review meeting held every year with CPSO Nick Jarvis to discuss any issues, concerns, possible improvements or ideas etc  
This year the zoom meeting was held on 10<sup>th</sup> March 2021.  
Actions discussed at the review meeting and to be brought to the attention of the Parish councils were

1. There is always a need for more volunteers but especially in the Newhall/Aston area and currently there are none. Can the Parish Councils encourage more volunteers especially from Newhall?
2. We have requested community speedwatch signage to be permanently installed in our area but nothing has been forthcoming. Can the parish councils provide these signs?
3. Can that the parish councils investigate the feasibility of bringing the data collection from the SIDS back into operation.? The 24/7 data collection would provide very useful information to the police and the parishes
4. The 40mph SIDS displays are probably not effective any longer in reducing speed as they have been in place too long. There are movable SIDS which we believe have been used by Burland Parish council. Can the parish councils look into the feasibility of using a movable SID in our parishes?
5. Average speed cameras along the 40mph stretch from Sound through to Newhall would be one answer to combat speeding on the A530. Will the parish councils investigate the feasibility of introducing average speed cameras?
6. There was speedwatch report in 2017 by Brian Rogers for the Cheshire Road Safety Group recommending various actions. Have any been implemented? Can the parish council or ward councillor please investigate and advise current status on this?

Michael Hartland Co -Ordinator for the Sound and Broomhall Community Speed Watch.

M. Hartland will provide costings for items above and then they can be considered by Sound & Newhall to see if any are feasible, especially as road safety is a major point in both NP's

e. Broken manhole cover on Footpath by crossroads is still awaiting repair

## 6. Correspondence

### a. Cheshire East:

i. Covid19 updates

ii. **Community Governance Review** - With regard to CGR, consultation will commence in April, so just advice that the following is in the pipeline, and will be for further discussion in due course:-

Newhall Based upon the evidence currently available, Cheshire East Council, on balance, considers that a community governance change would: • NOT help to better reflect the local identities and interests of the community; • NOT help to secure a more effective and convenient governance of the area. In addition, the current and forecasted size, population and current boundaries support the recommendation to maintain the current governance. No representations were received during our pre-consultation survey for Newhall. Cheshire East Council remains open to considering alternative recommendations and would welcome feedback about the perceived benefits and impacts of this option.

Councillors – 9 Electors (2018) - 693 Ratio – 1-77 Electors (2025) – 839 Ratio – 1-93.2

Discussion over the name of Newhall PC took place and it was advised that any change to this, Aston was suggested, would need a public referendum.

b. **Councillors:** none

c.

d. **Parishioners:** none

### e. **Other:**

- i. Clerks and Councils Direct
- ii. CHALC newsletters
- iii. Sound & Broomhall Neighbourhood Plan  
To Newhall Parish Council

and Broomhall Neighbourhood Plan will run from 9am Fri 2nd April to Midnight on Fri 14th May 2021

The Pre-Submission Version of the Sound and Broomhall Neighbourhood Plan sets out a positive vision on how the community want the parishes and local area to grow and develop in ways that meet identified local need, make sense for local people and support the sustainability of the community. The views have been gathered and interpreted through an extensive and inclusive process of community engagement and consultation.

As required by Regulation 14 of the Neighbourhood Planning Regulations 2012, we are making this version of the Sound and Broomhall Neighbourhood Plan available for consultation with those who "may be affected by the proposals for a neighbourhood development plan". We shall consider all comments and suggestions very carefully and make necessary revisions to the Plan before it is submitted to Cheshire East Council for independent examination.

This six week public consultation will run from 9am Friday 2nd April to Midnight on Friday 14th May 2021

<http://soundandbroomhall.co.uk>

To visit our web page click on this link - [http://soundandbroomhall.co.uk/?page\\_id=173](http://soundandbroomhall.co.uk/?page_id=173)

Click on this link to view the plan in full. - <http://soundandbroomhall.co.uk/wp-content/uploads/2021/03/SOUND-AND-BROOMHALL-PLAN-Reg14Final.pdf>

If you would like to make some comments please click this link and complete the online form. - [http://soundandbroomhall.co.uk/?page\\_id=188](http://soundandbroomhall.co.uk/?page_id=188)

David Lowe - Clerk to the Neighbourhood Plan sub committee of the Sound and District Parish Council

## 7. Accounts

### I. Income received since last Meeting:

1. VAT Refund £69.80

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

### III. Accounts to pay at meeting:

1. Chq No 000557 Purchase Order 25  
AG Lawrence – Clerk Salary – Jan – March 2021 £378.95

2. Chq No 000558 Purchase Order 26  
HMRC – Jan – March 2021 £94.80

3. Chq No 000559 Purchase Order 27  
AG Lawrence – Clerk Expenses – Jan – March 2021 £11.43

### NEIGHBOURHOOD PLAN

4. Chq No 000560 Purchase Order 28  
Dynamic Response (Noise & Vibration Consultants) Ltd £300

The above account(s) were unanimously approved for payment on the prop., J. Batho sec., E. Forshaw

## 8. Planning Applications

### I. Applications received since last meeting:

a.

Application No: **21/0282N**  
 Proposal: **Variation of Conditions 2 & 4 on 17/0897N - Listed Building Consent for the construction of 5 new houses and the conversion of 2 barns to residential use with associated access drive and parking**  
 Location: **Aston House Farm, WRENBURY ROAD, ASTON, CW5 8DQ**  
 National Grid Ref: **361024.4741 347059.2634**  
 No representation

**b.**

Application No: **21/0166N**  
 Proposal: **Variation of Conditions 2 & 4 on 17/0896N - The construction of 5 new houses and the conversion of 2 barns to residential use with associated access drive and parking**  
 Location: **Aston House Farm, WRENBURY ROAD, ASTON, CW5 8DQ**  
 National Grid Ref: **361024.4741 347059.2634**  
 No representation

**c.**

Application No: **21/1160N**  
 Proposal: **Installation of rooflights & bi-fold doors in barn**  
 Location: **THE GRANARY, WRENBURY ROAD, WRENBURY, CW5 8HA**  
 National Grid Ref: **360136.4562 346860.6009**  
 No representation

**d.**

Application No: **20/2295N**  
 Proposal: **Construction of 2no dwellings with associated parking area(s), an alternative scheme than the previous being 17/2183N**  
 Location: **Land at, Sandy Lane, Aston, CW5 8DG**  
 No representation

As 8/III/b as below

**II Results of previous applications:**

<b>a.</b>
20/3065N
OVERWATER MARINA, COOLE LANE, NEWHALL, CHESHIRE, CW5 8AY
Change of use of land used as repository site for excavation arisings from Marina when constructed to extend the
touring caravan pitches, 4 Railway Wagon Glamping Units, a fishing lake and associated work.
approved with conditions
<b>b.</b>
20/2124N
Land at The Cooperage and to the rear of Rosedene, Whitchurch Road, Nantwich, Aston, CW5 8DB
Variation of condition 06 (ball stop mitigation measures) on approved application 19/0219N - Construction of 4
detached Dwellings and Associated Parking, Bin Storage and Access Arrangements.
approved with conditions

<b>c.</b>
20/4822N
Plas Tirion, SHEPPENHALL LANE, ASTON, CW5 8DE
Variation of condition 2 on 19/5004N - The proposed development of 8 dwellings with associated access, and demolition of stable building and partial demolition of garage.
approved with conditions
<b>d.</b>
20/5737N
SOUTH VIEW, SANDY LANE, ASTON, CW5 8DG
Application for Additional Environmental Approval to allow for the extension of planning permission reference 17/2183N -
Outline application for demolition of existing dwelling and construction of 2no new build detached dwellings
Withdrawn
<b>e.</b>
20/2770N
Coole Acres, COOLE LANE, NEWHALL, CW5 8AY
Proposed siting of mobile home for use as holiday let.
approved with conditions

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

#### a.

Application No: **21/0867N**

Proposal: **Installation of 1 control kiosk**

Location: **Wrenbury Wastewater Treatment Works, WOODCOTT HILL LANE, WRENBURY HEATH, CW5 8EH**

National Grid Ref: **360830.9294 347431.2142**

E. Forshaw has sent following comment for consideration - I think we must support this application as it is for the benefit of local residents, improving the sewage system, which will reduce the number of HGV tanker lorries, used to take sewage away from this site, and which travel through the village to reach the A530. This was sec., by Mrs J. Fenton and unanimously agreed to support the application.

#### IV Neighbourhood Plan: no further report

**9. Police Matters:** J. Batho reported that hopefully meetings will resume soon. R. Hibbert asked if Police attention could be brought to Thursday evening on the A530, which is notoriously busy with motorbikes.

**10. Next meeting of the Parish Council** – proposed end of April.

#### Meeting Closed

E. Forshaw asked that it be recorded that the letter to Cheshire East was excellent, and thanks to the Clerk for the extended notes which are brilliant to enable Parish Councillors to be fully prepared for the agenda.