

**NEWHALL PARISH COUNCIL**  
**Minutes of Meeting of the above Council**  
**Tuesday 29<sup>th</sup> March 2022 at Aston Chapel at 7.30 p.m.**

**Councillors:** J. Batho (Chairman), A.G. Lawrence (Clerk), Mrs J. Fenton, E. Forshaw, P. Schofield, J. Barker, I. Wilkinson, C. Britton, R. Hibbert, Clr R. Bailey and two members of the public

1. **Apologies:** none
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 31<sup>st</sup> January 2022/2021 were confirmed as a true and correct record on the prop., of R. Hibbert, sec., Forshaw.
4. **Matters arising** from last minutes:-
  - a. **Meeting Dates:** Clerk informed that after the Annual Audit, not yet advised, he is proposing to set a calendar meeting dates for the rest of the year.
5. **Police Matters:** Chairman welcomed PCSO Jervis to the meeting and he reported:-  
that the Cluster Meetings will cease due to effect of Covid and Police resources, however he would attend future PC meetings if available.  
A list of issues within the cluster area were reported to the meeting.  
A request was made for any posters which could apply re domestic violence issues to be displayed.  
Speed limits – PCSO Jervis advised that changing limits are determined by Highways.  
Theft of GPS from agric vehicles in the area had now resulted in a conviction.
6. **Vacancy of Parish Councillor:** Clerk advised that he has displayed Notice on Notice Boards and Website and submitted to CE. If no more than 10 electors request an election, then the Parish Council will co-opt at the next meeting.
7. **Highway matters:**
  - a. **Site Meeting on Coole Lane:** Simon Davies, Andrea Bickerton – CE; Ward Clr R. Bailey, J. Batho – Newhall parish Council, I. Blakeman – Sound & District Parish Council  
Subject: to try and re-instate Coole Lane onto Winter Gritting Rout.  
Result: under current guidelines Coole Lane fails to meet the criteria  
Point Raised: volume and type of traffic; School Bus Route; number of dwellings and businesses on the road; condition of road surface; volume of standing water on highway; poor condition of grids and gully's; poor maintenance of roadside ditches.  
Non of these points in isolation carry much weight, however the condition of the road surface – 'appalling' in the words of Simon Davies, is of concern and will with the above points justify CE looking at the decision again.  
Meeting 'face to face' was beneficial, whilst no firm commitment to alter policy was achieved, a better understanding of each other's position was, and will hopefully be beneficial going forward.  
Agreed to nominal purchase of 6 road signs would be beneficial to road users in poor driving conditions. Sound & District Parish Council to arrange and split the cost.
  - b. Clr Bailey reported that CE have now employed two staff to monitor the quality of highway work, the cost of this will come from the highway budget, which has been cut again for this forthcoming year. Further advised that Section 58 could be considered for the most serious of issues which are not being resolved.
  - c. Joint Parish Group – R. Hibbert reported that the dialogue with CE is proving to be good, and a positive step forward. Wrenbury Road has been escalated through these talks, and other items are now at the forefront. Signage is poor and volunteer help is being arranged to cut back vegetation where necessary and wash the signs to improve visibility.

## 8. Correspondence

### a. Cheshire East:

#### 1. Community Governance Review of Town and Parish Council Governance

**Brian Reed** | Head of Democratic Services and Governance, Cheshire East Council

I write to provide you with an update on current progress in respect of the Community Governance Review of Town and Parish Council Governance.

As you will be aware, the Review commenced in late 2018 and is now beginning to reach its final stages when the Borough Council will determine what governance changes, if any, will be made in respect of each town or parish council.

You may recall that a 14-week pre-consultation survey commenced in October 2019, the purpose of this being to inform draft governance proposals, which would form the basis of a formal consultation. Taking into account the survey responses received, the formal consultation was authorised by Council on 22<sup>nd</sup> June 2021. The consultation took place and was concluded on 28<sup>th</sup> November 2021.

The consultation produced 4,800 responses, which were analysed in detail against a range of factors. Recommendations are now being produced in the light of this process and will be considered by Members over the coming weeks. This is the reporting timetable:

- Community Governance Review Sub-Committee: 4<sup>th</sup> April 2022-2.00pm at Macclesfield Town Hall
- Corporate Policy Committee: 14<sup>th</sup> April 2022-1.00pm at Sandbach Town Hall
- Council meeting: Macclesfield Leisure Centre on 27<sup>th</sup> April 2022, commencing at 11.00am.

The Community Governance Review Sub-Committee was appointed by Council to undertake the detailed work on the Review, and its members have spent many hours since the Review commenced, giving detailed consideration to town and parish council governance arrangements, Government guidance, legislation, consultation responses etc. It is this body which will make formal recommendations to the Corporate Policy Committee, with Council making the final decision on 27<sup>th</sup> April.

The Sub Committee members are very conscious of the interest which town and parish council Clerks and members will have in the emerging recommendations relating to their future governance. In some cases, there will be recommendations for no change to the current arrangements. In other cases, relatively minor changes will be recommended. There are, however, likely to be some recommendations which will have significant consequences for town and parish councils, such as recommendations for changes to boundaries. Reports to the above decision-making bodies will be published no later than 5 clear working days before the meetings in question. This will be your opportunity to view the recommendations in the report on the Review. Reports will be published via the Council's website: <http://moderngov.cheshireeast.gov.uk/ecminutes/ieDocHome.aspx?bcr=1>

Decision-making meetings are open to attendance by members of the public, and whilst you will understand that recommendations will not necessarily be agreed by the decision-making body to which they are made, viewing the recommendations may inform your decision as to whether or not an officer or member of your council might choose to attend the meeting. This will entirely be a decision for you and your colleagues to make. If it is your choice to attend the meeting, for reasons of room capacity and in the interests of public health, it would be preferable if you could agree that no more than one representative of each town or parish council will attend.

The report which will be presented, in the first instance to the Community Governance Review Sub-Committee, will comprise a covering report which appends the recommendations in respect of each town or parish council. The appendices will contain a brief summary of the recommendations, with a more detailed analysis of the reasoning behind the recommendations in the main body of the appendices.

Given that the report and its appendices are likely to run to 600 pages, we will not be providing hard copies of the papers for individuals who wish to have them. You will understand that the Council operates on the basis of using electronic means of access to documents wherever possible, and you are encouraged also to follow this approach. If you feel you must have a hard copy of the documents, I am sure you will wish to arrange for any printing to focus only upon those pages which specifically refer to your own town or parish council, thereby reducing the need to print.

Finally, I thought I should let you know that I have been discussing the Community Governance Review, and its importance to councils, with Jackie Weaver of ChALC.

Jackie and I have made good progress in discussing options by which ChALC will be able to provide support to councils, both prior to the final decisions on governance being made by the Borough Council, and during the period leading up to implementation of changes in April/May 2023.

Jackie has kindly offered the opportunity of discussions with ChALC in respect of the emerging recommendations for councils, and the consequent implications for those councils. I was asked to add a note to this effect, in my letter to you.

**b. Councillors:**

Mrs J Fenton asked:-

- i. Could Utd Utilities be contacted to see if they would consider planting screening to shield the visibility of the buildings on the treatment site. Agreed Clerk would write
- ii. What are the designated working hours of HJ Lea Oakes as a resident in Sandy Lane had been woken with work noise. R. Hibbert advised that the committee group will be meeting with reps of HJ Lea Oakes and they would ask the question. Clr Bailey recorded and interest in this item.

**c. Parishioners:**

1. Just before the Aston crossroads a number of trees have fallen in the recent winds and are now lying on the grass verge, why have these trees have not been cut up and dispose of? Meeting were advised that the home/land owners will remove/clear at the earliest possibility

**d. Other:**

i. Clerks and Councils Direct

ii. ChALC's e-bulletin

iii. Tamison Painter, Community Relations Manager, Network Rail Wales and Borders

**Track Renewal works at Wrenbury, Cheshire.**

We wanted to let you know that we'll be starting work in Wrenbury between Woodcothill Lane and Heath Road, to remove the existing track and track stone to replace with new. This helps us to improve the safety and resilience of rail services.

We will be using heavy machinery, generators and lighting, so this will at times be noisy. Machines will be accessing the track at Wrenbury level crossing at night, may experience short delays to vehicles and pedestrians using the crossing.

We will be working during the below dates and times to complete this task, when trains aren't operating, so our teams can work safely, but please be aware these dates may change.

<b>Date</b>	<b>Time</b>	<b>Detail</b>
Tuesday 5 – Wednesday 6 April 2022	11:30pm to 6:00am	Rails dropped from train.
Saturday 23 – Sunday 24 April 2022 Saturday 30 April – Sunday 1 May 2022 Saturday 7 – Sunday 8 May 2022	11:30pm to 8:30am	Preparation works including running out materials using machines
Saturday 14 – Monday 16 May 2022	11:30pm to 4:30am	Main work – continuous around the clock working
Monday 16 - Friday 20 May 2022	11:30pm to 6:00am	Interim inspections and follow up works. (potentially noisy works)
Saturday 21 – Monday 23 May 2022	1:30am to 4:30am	Main work – continuous around the clock working
Saturday 28 – Sunday 29 May 2022	11:30pm to 8:30am	Track consolidation (noisy)
Saturday 2 – Sunday 3 July 2022	11:30pm to 8:30am	Track consolidation (noisy)
Saturday 9 – Sunday 10 July 2022 Saturday 16 – Sunday 17 July 2022	11.30pm to 8:30am	Finishing work (noisy)

We appreciate that our work can be noisy at times and as we're working close to your home, we will do our best to keep all unnecessary noise down to a minimum, but we would like to say sorry in advance if we do disturb you.

If you have any questions or concerns about the work taking place in your area please call our dedicated 24-hour National Helpline on: 03457 11 41 41 or visit [www.networkrail.co.uk/contactus](http://www.networkrail.co.uk/contactus).

For more information about living by the railway, please visit: <https://www.networkrail.co.uk/communities/living-by-the-railway/>

- iv. Rural Touring Arts
- v. Boundary Commission -redrawing of constituencies – to make number of electors in each similar.  
Clerk has displayed posters

## 9. Accounts

<b>I. Income received since last Meeting:</b> none		
1.	VAT Refund claim made for 2021	£161.72
<b>II. Accounts paid since last meeting:</b> none		
<b>III. Accounts to pay at meeting:</b>		
1.	Chq No 000542 Purchase Order 50 AG Lawrence – Clerk Salary Jan-March 2021	£386.45
3.	Chq No 000543 Purchase Order 51 AG Lawrence – Clerk Expenses Jan-March 2022	£8.60
4.	Chq No 000544 Purchase Order 52 HMRC Jan-March 2022	£96.80
5.	Chq No 000545 Purchase Order 53 Sound & District Parish Council Road signage for Coole Lane	£36.00

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

## 10. Planning Applications

### I. Applications received since last meeting:

<b>a.</b>	
Application No:	<b>21/6432N</b>
Proposal:	<b>Proposed conversion of traditional farm range buildings and sub-division of existing farmhouse to form 8 no. new residential dwelling units, with associated parking, means of access, garaging, bin storage and landscaping included.</b>
Location:	<b>The Royals, WHITCHURCH ROAD, ASTON, CW5 8DJ</b>
National Grid Ref:	<b>360913.5055 345844.994</b>

No representation

As per 8/III below

### II Results of previous applications:

<b>a.</b>
20/5853N
Sunnyside Touring Park, COOLE LANE, NEWHALL, CW5 8AY
Proposed siting of 9 no. additional touring caravan pitches
Withdrawn

<b>b.</b>
21/5057N
ROWAN COTTAGE, DODDS GREEN LANE, BURLEYDAM, SY13 4AR
Conversion of redundant stable block into ancillary accommodation
Withdrawn
<b>c.</b>
22/0027N
Aston Cricket Club, SHEPPENHALL LANE, ASTON
Non-Material Amendment to application 21/0984N - Erection of safety netting on two sides of club ground
approved with conditions
<b>d.</b>
21/3230N
Cherry Tree Barn, COOLE LANE, AUDLEM, CW3 0ER
Change the use of Cherry Tree Barn from 2 holiday lets to a single domestic dwelling.
approved with conditions
<b>e.</b>
21/5302N
MEADOWBANK, WRENBURY ROAD, ASTON, CHESHIRE, CW5 8DQ
Single storey extension to the first floor and a detached garage
approved with conditions
<b>f.</b>
21/6469D
The Royals, WHITCHURCH ROAD, ASTON, CW5 8DJ
Discharge of condition 10 on approval 19/1462N.
approved

**g.** For information re Graham Heath Site

- i. The Graham Heath Concrete Planning Application 20/4181N – **REFUSED**  
A key part of the reason for the decision is the limited and dangerous access between the houses on Wrenbury Road and the impact on the residents. However, the Applicant has chosen to ignore this decision and on Thursday last week immediately directed ALL delivery and despatch HGVs to and from ALL the various Graham Heath operations, through this small residential gap which is also extremely close to the level crossing.
- ii. Alleged breaches of planning – reported that the response from Enforcement officer did not answer the questions raised and was written re a site visit which had been arranged rather than a usual days work practice.

The meeting agreed that E. Forshaw would continue to seek answers to the above, and would also liaise with Wrenbury Parish Council, and circulate via the Clerk any subsequent correspondence. Further it was concerning that for any application which has been approved with conditions, if these are not met, and then not enforced, it has an impact on all planning procedures.

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

**a.**

Application No: **22/0748N**

Proposal: **Conversion of agricultural building to one dwelling**  
Location: **ROYALS VIEW, Newhall Mill Farm, WHITCHURCH ROAD, NEWHALL, CW5 8DN**  
National Grid Ref: **360851.26 345561.56**

No further comment made

**b.**

Application No: **22/1012N**  
Proposal: **Proposed rear extension, loft conversion and alterations**  
Location: **THE WOODLANDS, WHITCHURCH ROAD, ASTON, CW5 8DB**  
National Grid Ref: **361358.6518 346662.6327**

On the prop., E. Forshaw, sec., J. Barker it was agreed to support this application.  
Clerk declared an interest

**c.**

Planning applications 21/5235N and 21/1971N. Moor Hall, Aston

Caroline Lambden  
Can you please bring this up at the next parish council meeting

I live at 1 Moor Hall Cottages and was not aware that the above applications have been approved by Cheshire East.

Last week, the proposed sports facility opened its doors and children were brought in for cricket nets from approx 4.30 - 9.30 pm for 1 hour sessions. There were a high number of vehicles using the facility, 7 days a week which were noisy and with the narrowness of the Lane and poor lighting to speak of, this is a grave cause for concern. I also believe the owner is trying to develop its use to schools so its hours of opening could increase from 9.30 am in due course.

The horse training facility has been in use for a while and is used by the owners sister who is now also advertising dressage clinics and hire of the arena on social media.

If planning permission has not been granted why are Cheshire East allowing the owner to flout the rules - he's talking about opening a cafe next.

The Meeting discussed the above and commented:-

The Cricket facility has permission granted, with an application below for toilets and designated parking. Unless any conditions are not being met this is approved and nothing further can be done.

Horse Training is still not approved, this would not stop an individual using the building for private use, if it is being used as a running business then this could be reported prior to the planning decision.

Café – if and when any further applications are submitted they will be given full consideration by the Parish Council

**d.**

Application No: **21/5235N**  
Proposal: **Operational development associated with the change of use of building to an indoor sports training facility, including alterations to building, and erection of single storey extension and a formalised car park**  
Location: **Moor Hall, Dodds Green Lane, ASTON, Aston, CW5 8DP**

On the prop., C. Britton, sec., R Hibbert it was agreed to support the application – 5 support, 2 abstention, 1 objection

**IV Neighbourhood Plan:** R. Hibbert reported currently 7 volunteers have agreed to join the Community Group.  
Telephone Box – liaising over title of land, electric, listed building  
Notice Board Sheppenhall Lane to be refurbished  
Street Name sign Sheppenhall Grove to be refurbished  
Road signs to be tidied up - as earlier in Minutes

Consider mirrors to improve visibility on dangerous corners – subject to no liability incurred  
Looking at formal complaint on lack of enforcement of approved plans – as earlier in Minutes  
Will circulate in full, detail prior to next meeting.

**11. Next scheduled meeting of the Parish Council** – proposed Monday 25<sup>th</sup> April

**Meeting Closed**