MINUTES OF THE MEETING OF ACTON EDLESTON AND HENHULL PARISH COUNCIL HELD AT ACTON PARISH HALL ON 28 NOVEMBER 2019

PRESENT: Councillor Carol Mace
Councillor Paul Weaver
Councillor Claire Lewis-Jones
Councillor Tom Doyle
Councillor Philip Percival

APOLOGIES: Councillor Les Hobson
Councillor Dave Taylor

IN ATTENDANCE: Cheshire East Councillor Sarah Pochin
Annie Coombs
Michael Houlston
Members of the Public

DECLARATIONS OF INTEREST

Philip Percival declared an interest in any matters relating to Kingsley Fields Development.

DISPENSATIONS

No Dispensation Forms were submitted.

MINUTES:

RESOLVED: That the minutes of the Parish Council Meeting held on 26 September 2019 be slightly amended and approved as a correct record and signed by the Chair.

MATTERS ARISING:

DORFOLD ESTATES

19/5521N – Land South of Monks Lane and West of Chester Road Acton:

Several members of the public attended the meeting to express their views on the planning application:-

GENERAL COMMENTS

- Nothing can be done to change the Application that has been submitted.
- The Parish Council's timeline for submitting comments is just the same as members of the public.
- The Parish Council have been assured by Cheshire East Council that this is NOT an "enabling" development.
- The timeline is very tight for submitting comments – deadline is 18 Dec 2019. General election coming up and also the Parish Council's Open Event on 14 December to discuss the planning application with members of the public.

- **AGREED:** That the Clerk contact the Case Officer – Gareth Taylersen – to ask for an extension if needed to the deadline – Clerk has done this and asked for an extension until 18 January – 2 days after the next PC meeting on Thurs 16 Dec.
- The Parish Council will gather all the comments for and against the application from the Open Meeting to incorporate into the Parish Council's response.
- The Parish Council has not as yet discussed in detail whether the response will be for or against the application. This will be done at a "closed" meeting after the Open Event and before the deadline of 18 December or the extended deadline of 18 January.
- A series of meetings had been held with Turnberry Associates – the "heads of terms" discussed were in relation to the future of the Car park and Open spaces and these meetings were an open discussion. The wider public were not invited.
- Comments from surveys completed from Neighbourhood Plan Open Meeting should be taken into account in the Parish Council's response.
- The application site is in open countryside .
- Cheshire East Council's housing stock target has been met and there is no requirement for more housing.
- Not many comments submitted so far – the ones that have been were varied as to in favour of the development or not.
- The Parish Council are very aware of the feelings of members of the public and everyone is invited to submit their personal comments on the application to Cheshire East Council. The Parish Council will do their utmost to be fair and will detail the pros and cons when putting together their response.
- The current Car Park is leased to the Parish Council. The current lease is up for renewal on 21 July 2021. The development would gain benefits for the Village but at the same time lose benefits too.
- The proposed development is not part of the Parish Council's Neighbourhood Plan.
- It was felt that the "Open Event" on Saturday 14 December would be extremely valuable and that it would provide an insight into the views of the Village.
- The Development is NOT an enabling development and is in open countryside. Goes against development in open countryside. No housing stock issues. Doesn't tick any planning boxes.

AGREED: All Members of the Parish Council to email the Chairman with their comments. Two Members sent their apologies to the 28.11.19 meeting and their comments need to be included.

COMMENTS IN FAVOUR OF THE PROPOSED DEVELOPMENT

- Village Is dying. There was once a Pub, Post Office, Sweet Shop and Shop. Nothing left now apart from the Church which it was felt was being underused. More people coming to live in the village would be beneficial to the community.
- How did members of the public feel when Wilbraham Road and St Mary's Court Developments were built. It was in the 1950's but surely people felt the same then about developing the Village.

COMMENTS AGAINST THE PROPOSED DEVELOPMENT

- Mrs Ravenscroft asked What "heads of terms" were agreed to by the Parish Council?
- Mr Burrows asked to see Minutes from an informal meeting held at Dorfold Hall with Turnberry Associates on 16 September 2019. This was an informal meeting and no minutes were taken by the Clerk (Clerk was not in attendance at this meeting).

- Mrs Ravenscroft felt that this was an “enabling” development and that it should not be. The Chairman did make the point that is was NOT but members of the public didn’t want to accept this.
- Dorfold Hall is a private estate – not open to the public on many days of the year whereas St Mary’s Church is. The Church has “Tea in the Tower”, Xmas events and other events as well as being a place of Christian Worship.
- The members of the public said that they thought the proposed development was too big and in the wrong place.
- Mrs Ravenscroft said that she loved the village of Acton and doesn’t want it to be spoiled by an unnecessary new development of 53 houses.
- Mr Burrows felt that the proposed Pub would only be for the use of the guests at Weddings held at Dorfold Hall. It wouldn’t be for the general public and for the Village itself.
- Cheshire East Council’s Local Plan protects the open countryside from future developments.
- Too many houses being built in the area – 1100 on the Kingsborne Development – no housing need for 53 more houses in Acton.
- Further Development in Acton would lose the beauty that is appreciated by the Villagers.
- More building in Acton would put the village under stress.
- Bio-diversity effects.
- Too many houses are being built and would wipe out the agricultural belt. Reaseheath fields already flooded after recent heavy rains. Farmers can’t plant their crops.
- Air Polution in the Village – at present can only hear birds and owls. Don’t want increase in housing – this would spoil the calm.
- Concern regarding more traffic on Monks Lane. The proposed road through the development has speed humps and has a bad bend in it. Traffic would not go along this road – it would continue to use Monks Lane and would not relieve traffic in the area. The proposed road should be a full width road with no humps and no parking on either side.
- The proposed housing is quite near to the road and it was felt this was dangerous.
- Proposed pub would not benefit local people.
- The quality of the proposed development is very suspect. Road is diabolical – not a useful road. The Development is very tight – houses packed in. Houses of different styles and size. Will stand out from the existing houses in the village. There will be cars everywhere and would not be a very pleasant place to live.

NEIGHBOURHOOD PLAN

The Chairman reported that the Referendum for the Neighbourhood Plan had been put on hold by Cheshire East Council because of the forthcoming General Election.

Annie Coombs reported that amendments had been made to the Plan and that nothing can now be changed.
Tom Evans was contacting the Chairman on Fri 29 November to further discuss the referendum plans.

AGREED: Lucy Hughes at Cheshire Community Action be asked to help with putting the final documents and details in place.

TRAFFIC CALMING – This item was deferred to the next meeting on 16 January 2020.

DRAFT BUDGET 2020-2021 – This item was deferred to the next meeting on 16 January 2020. The Chairman asked the Parish Council to email her with any comments they had on the draft budget that had been tabled.

COMMUNITY GOVERNANCE REVIEW – This item was deferred to the next meeting on 16 January 2020. It was felt that Nantwich Town Council would be making a strong case and the Parish Council felt that it may lose the Malbank Waters and Kingsborne Developments to the Town Council. The Chairman asked the Parish Council to look through the Community Governance Review Documentation on Cheshire East Council's Website in order to formulate a response at the next meeting.

DOG BINS – MALBANK WATERS

The Chairman and Paul Weaver had both spoken to Carolyn Griffies at ANSA, Cheshire East Council about the provision of Dog Bins on the Malbank Waters Development. She had informed them that ANSA had no funds this year for any additional bins so would not be able to place any on Malbank Waters. If the Parish Council were to provide the funding themselves for the cost of the bins, Ansa would be able to empty them as long as they are placed out where there is clear vehicle access and on adopted highway.

AGREED: That Paul Weaver seek to purchase two Dog bins at a cost of £736 plus VAT.

BOROUGH COUNCILLOR'S REPORT

Councillor Sarah Pochin attended the meeting.

Sarah commented that Cheshire East Council were not in favour of putting SID signs on the highway. The Clerk had contacted Dave Chan in Highways to ask for a meeting but to no avail.

Sarah commented on the planning application 19/5015N at Bluestones Crossroads. No permission had been granted for the erection of steel frame buildings. It was felt that the applicant would claim this was for agricultural use. Sarah had been in contact with Planning Enforcement but felt that they would not do anything. Cheshire East Council to be asked to consult the Parish Council's Neighbourhood Plan when reaching a decision on this application.

The Chairman to circulate a proposed response to this application.

CORRESPONDENCE:

The Clerk issued correspondence received.

ACCOUNTS:

The following were approved for payment from the Parish Council Account:-

(a)	Acton Parish Hall – 28.11.19	£ 13.10
(b)	Simon Warbrook – Website hosting fee	£ 65.00
(c)	Shires Payroll – 3rd Quarter	£ 34.50

PARISH COUNCILLORS REPORTS

Claire Lewis-Jones commented on the recent flooding in Monks Lane that was affecting two residents at Smithy Bank.

Tom Doyle reported that he had had flooding outside his property on the corner of Monks Lane and Chester Road. Highways had put red tags on the catch basins but to date nothing had been done to rectify the problem.

The Chairman commented that any Parish Councillors or members of the public could report problems such as the above via the Portal on Cheshire East Council's website.

Claire Lewis-Jones reported on the verges at the top of Wilbraham Road. Residents had been putting bollards on these verges to stop people parking on them. This item to be put on the next agenda.

The question was asked about the Section 106 monies for the Kingsborne Development. How much time do the Parish Council have to use it.

Philip Percival reported on the appalling state of Welshman's Lane. The recent road closures had not helped. The resurfacing works had not been done properly so need to be done again. Why was the Road Closure allocated 2 weeks when the works could have been done in 1 to 2 days? It was felt that the public had been messed about for benefit of a private business. The roads are a complete mess.

Annie Coombs commented that she had reported the Flashing warning lights for the School on the Interactive Mapping on CE Website. The Clerk and Paul Weaver had also reported this to Highways. The lights were still coming on at the wrong times.

Paul Weaver commented on the footpath to the Canal. At the last meeting on 26 September 2019 Dave Taylor agreed to look into this matter. Annie Coombs agreed to draft a letter to Strutt & Parker regarding the footpath.

Paul Weaver commented on parking on both sides of Heron Way was causing visibility problems when exiting onto Queens Drive. He also reported about the numerous potholes in Queens Drive – it was suggested that he report this on the Interactive Mapping.

COMMENTS FROM MEMBERS OF THE PUBLIC

Several Members of the public attended the meeting to speak on the planning item detailed above. They left the meeting after this item.

Meeting finished at 9.25 pm

The next meeting will be on **THURSDAY 16 JANUARY 2020 AT 7.30PM**