

MINUTES OF THE COUNCIL MEETING HELD ON

WEDNESDAY 30th NOVEMBER 2016 AT CHURCH LAWTON MEMORIAL HALL

Present: Chair Roger Young; Vice-chair Barbara Adams.

Councillors Susan Owen; Neil Harper; Mike Dawson

Three members of the public were also in attendance.

The Council Meeting commenced at 10:00am.

112/16 Apologies for Absence

Apologies received from Cllrs Austin Fernihough, Mike Hall, William Young and Cheshire East Ward Cllrs Rhoda Bailey and Liz Wardlaw.

113/16 To receive any Declaration of Interests regarding Agenda Items

None

114/16 To approve Minutes of the Meeting held on Wednesday 16th November, 2016

The minutes of 16th November, 2016 were approved as a correct record.

115/16 Planning Applications for consideration:

115/16/1 16/5562C Rectory Farm, Old Knutsford Road, Church Lawton, ST7 3EQ

Outline application for the erection of up to 5 residential dwellings, with primary access defined up to 20 metres, ancillary facilities and associated infrastructure. All matters reserved except access:

At this point, the Chair suspended Standing Orders to allow each member of the public present the opportunity to speak briefly to the Council about this application.

Upon resumption of the Meeting:

The Parish Council considered both the views of the applicant and comments made by nearby residents and the public to the site in question. Upon balance and given the strength of feeling of the residents, it was resolved that the Parish Council object on the following grounds:

- Encroachment onto the Greenbelt by altering the in-fill boundary line should not be allowed. It was felt the Inspector's comments were very clear on this point when the previous application for this piece of land went to appeal.
- There appear to be strong concerns regarding the drains in this area which should be further investigated by Cheshire East Council.

115/16/2 16/5169C 75, Liverpool Road West, Church Lawton

Outline application for the proposed erection of 3no. detached houses onto the existing garden/land to the rear of 75 Liverpool Road West to include a revised access off Liverpool Road West:

The clerk had prepared and circulated a draft response to all Councillors prior to the meeting. Members present approved the response and it was resolved that the clerk submit it to Cheshire East Planning.

115/16/3 16/5473C Lawton Mere Nurseries, Cherry Lane, Church Lawton

Demolition of existing glasshouses and construction of new residential development for up to three dwellings:

Following on from discussion at the meeting of 16th November, this application was further discussed. It was agreed that a response be prepared nearer to the deadline date so that the comments and feelings of nearby residents can be ascertained.

It was still felt that the change of land use by the applicant to all the site being brownfield seems contrived to overcome the reasons given for the refusal of the previous application at this site. The clerk was asked to seek advice on this matter to establish the regulations on such a land use designation change.

115/16/4 16/5746C 45, Brown Avenue, Church Lawton, ST7 3ER

Proposed Roof Extensions and Alterations:

The Council resolved that it has no objections to this application and the clerk was asked to submit response of 'no comment'.

116/16 Woodland for Sale adjacent to The Wilbraham Arms – Feedback from the Working Party meeting with Alsager Town Council

Cllr R.Young reported from a meeting held on the 21st November with the Alsager Town Council Working Party set up to investigate options regarding the woodland for sale. Cllr Young, Cllr Owen and the clerk attended on behalf of Church Lawton Parish Council.

The working party established that some funding may be available to assist with the purchase but would need to be applied for through a Community Group. It was agreed that some preliminary work was required such as an ecological survey and land valuation prior to proceeding.

The Council agreed that Church Lawton Parish Council would be open to contributing to the costs of any agreed surveys but would need the exact cost before making a full commitment.

117/16 Neighbourhood Plan

It was agreed that the date of a meeting with residents who had expressed an interest in being involved, should a plan go ahead, be arranged for Monday, 16th January. The clerk was asked to arrange this.

118/16 Use of the Parish Noticeboards

After discussion, it was resolved that three of the Parish Council's notice boards be reserved for Parish Council use only for the public display of both agendas and minutes for those without internet access as well as other Parish Council notices.

The other three boards (The Spinney, Crewe Rd by Dairylands Road and Sandbach Road near to the Horseshoe) will be offered for community use as well as containing important Parish Council notices. The Church, the School and Lawton memorial Hall will be offered keys and informed of the change of use.

To agree Date of Next Meeting : Wednesday 18th January, 2017, at 7:30pm

The meeting concluded at 10:45