

**Minutes of The Antrobus Parish Council Meeting
on Monday 20 Feb 2017 at 7:30pm at Antrobus Village Hall**

Present

Mr R Sutton (Chairman)	Mr S Batey
Mr S Barker (Vice-Chairman)	Mrs C Bunn
Mr P Pugh	Mr A Dunkley
Mr C Wright	Mrs V Gallimore
Mr P Harrison	Mr S Palmer (Clerk)
Cllr N Wright (Ward)	Cllr D Hammond (Ward)

Open forum from 7pm. 28 attended. See appendix 4 for a summary.
The meeting started at 7:50pm

1. **Apologies** – apologies for unavoidable absence were received from L Gibbon (Ward).
2. **Members' Declarations of Interest** - none
3. **Minutes of the Parish Council meeting held on 16 Jan 2017 - (17/05) RESOLVED** to accept the minutes as a correct record of the meeting.
4. **Matters Arising**
Fingerpost painting – ongoing
A559 accident spot Birch Tree Lane
Knutsford Road tree cutting – thanks were expressed to D Hankey and A Dunkley.
The Knutsford Road pavements have been cleaned thoroughly – Highways to be thanked for doing a good job.
Electoral Review Parish Council Briefing – the possibility of an elected mayor for the region under a local enterprise zone is being considered by CW&C.
HGV sign ordered for Caldwell Gate Lane
5. **Planning**
 - 5.1. Decisions by CW&C on planning applications up were noted as appendix 3.
 - 5.2. Manley close s106 agreement – the Planning Working Group will look into any implications from the potential housing development including meeting Planning Dept if necessary.
 - 5.3. Enforcement – none.
6. **Highways**
 - 6.1. A559 near Knutsford Road/Lake lane junction - Highways will be asked if the double white lines can be extended to improve safety.
 - 6.2. New Highways concerns:
 - 6.2.1. The diversion for A559 overnight closure seems impractical – to be reported.

6.2.2. Car rally – the organisers will be asked to show caution and respect since there is a danger to people as they pass.

6.2.3. Hedge cutting Barbers Lane / Galebrook – to chase Environment Agency as closed season is 1 Mar – end Aug.

7. Playground

7.1. Inspection, repairs & insurance – our insurers are to be asked if the RoSPA inspection is necessary given we use Northwich TC.

7.2. A report from the Playground Working Group was received: An earlier questionnaire produced a list of requested features. Many of those features have been provided, namely:

- a larger fenced secure area for younger children;
- repair & extension of soft surface & a new inclusive swing;
- refurbishment of large play apparatus & repair of roundabout;
- re-instatement of the large swing to its original condition;
- extra seating / benches - the Village Hall is pursuing grants.

Further development in the immediate future was not viewed as a priority due to financial constraints. It was appropriate for the Finance Working Group to consider whether financial or other resources were available for more features.

8. Accounts & Finance

8.1. The accounts in Appendix 1 were noted.

8.2. **(17/06) RESOLVED** to approve the payments list Appendix 2.

9. Review of constitution

9.1. **(17/07) RESOLVED** to adopt the CW&C Dec 2015 code of conduct

9.2. **(17/08) RESOLVED** to update the complaints policy

9.3. Alteration of the standing orders to adopt code of conduct, dispensations and complaints. A report was received from the clerk. The motion was stood adjourned without discussion as per section 61.

10. Update of Website

10.1. **(17/09) RESOLVED** to replace the website for < £700.

10.2. **(17/10) RESOLVED** to approve a grant application for the website.

10.3. **(17/11) RESOLVED** to set up a Website Working Group to advise on the website solution and manage the project. Members will be P Pugh, P Harrison, S Batey, The Clerk and a villager (to be approached).

- 10.4. **(17/12) RESOLVED** to empower the clerk to make decisions for the upgrade project with advice from the Website Working Group.
- 10.5. **(17/13) RESOLVED** to approve overtime for the Clerk for the website project, with monitoring by the Chairman. The Clerk will keep a timesheet.

11. Litter pick – Weekend of 1/2 April

12. Date of April meeting – Moved to 24 April.

13. Open Forum, Representatives, Committees & Working Parties

- 13.1. Issues from the open forum were discussed.
- 13.2. Kitchen Garden Committee – Lawn mower to be serviced.
- 13.3. Reports: Rural Broadband – a 4th phase has been confirmed. Locations are to be defined.

14. Notable Correspondence

Do you own an empty home? - CW&C support to bring them back into use. Request for volunteering opportunities – to explore use of volunteers for clearing the side passageway. Highways - A559 junction with Birch Tree Lane Manchester Airport meeting 7 March Recyclefirst.info offer of free visits to recycling centres Manchester Airport info collection – to respond	RosPA inspection planned for April Broadband - List of postcodes (in)complete BBC 'The Repair Shop' – ask the church Warrington BC SPD Planning Document issued Request for information about recent traffic accident near the Birch & Bottle
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The Meeting ended at 9:30 pm

The next meeting of the Parish Council will be **held on Monday 20 Mar 2017 at 7.30 pm** at Antrobus Village Hall. Open Forum 7:15pm.

Appendix 1 Accounts 3 Feb 2017

Current account	£ 10,770.92	Reserve 5 Dec	£ 9,410.11
Cash book	£ 10,633.92	Reconciliation:	3 cheque(s)

Income: none in Jan. £1,000 members budget received with thanks to Ward councillors.

Appendix 2 Payments

Clerk - expenses Feb	£ 36.94		LGA 1972 s 111
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Appendix 3 Recent planning decisions by CW&C

17/00408/LDC The White House Hollins Lane CW9 6NL - Proposal Single storey rear extension	Permitted Development 15 Feb
17/00406/LDC The White House Hollins Lane CW9 6NL - Garage with lean to log store and removal of garden shed	Permitted Development 15 Feb
16/04880/LBC - Gale Moss Farm Arley Road CW9 6NS - Replacement windows. <i>No objection (Dec 2016)</i>	Refused 1 Feb
16/05270/S73 - Fairbank Farm Sandy Lane CW9 6NU - .. to allow the building to be used for agricultural storage or for the storage of an aircraft .. only be in association with activities at Fairbank Farm. <i>Nothing appears to have changed to justify the buildings being used for anything other than an agricultural purposes (Dec 2016)</i>	

Appendix 4 proposed housing development

28 villagers attended an open forum on 20 Feb 2017 where a courtesy information presentation was given to the Parish Council by developers ahead of their public consultation on 28 Feb. The following is a summary of what was said.

The information given was about a proposed housing development by Andrew and Jean Ford, developers, of 'Afordable Homes', and Steven Grimster of Barton Willmore Planning consultants. Sam Lancaster the builder also spoke. A question and answer session followed.

Purpose. The developers wanted to do something to help the housing crisis and to realise a dream of providing good quality affordable homes for young people.

Proposal. To provide 11 affordable homes and 4 market value homes on 1.2 acres of land off Knutsford Road between Manley Farm and Manley Close. They would be good quality, modest and in keeping with the surroundings, 2,3 and 4 bed homes including bungalows, 100% owned. They would be affordable in perpetuity (meaning 20-30% below the market price and with agreements in place to keep the prices low for future owners). Priority would be given to local Antrobus people (they would not be advertised in the wider market) and would have to be first time buyers. Larger 4 bed open market homes would help fund the 11 others.

Examples. Norley, Mickle Trafford and Ashton Heath were quoted as sites of similar concept where the borough council had agreed the concept and worked out the necessary agreements. Recent building work of Sam Lancaster is a care home at West Horton near the M61 at Bolton.

Need. The recent housing survey received a good 20% response and it was claimed it showed a need for 23 new homes over 5 years, and a preference for owned housing over social or rented.

Plans. Pre-application negotiations with Planning Officers are ongoing. A Feb 2017 government white paper acknowledges the concept of rural exception sites for affordable led housing. More details will be given at the public consultation event at the school on Tue 28 Feb between 4 and 7 pm where villagers can fully engage with the developers. A planning application is expected around March at which time the Parish Council will give its response as a statutory consultee. Feedback to any Parish Councillor is welcomed. A decision, probably by Cheshire West Planning Committee, is expected June/July.