

**MINUTES OF A MEETING OF STAPELEY & DISTRICT PARISH COUNCIL
HELD ON 21 MARCH 2022 IN STAPELEY COMMUNITY HALL,
PEAR TREE FIELD, STAPELEY**

PRESENT:	Councillor M Theobald	Chairman
	Councillor M Docker	
	Councillor S Ford	
	Councillor P Groves	
	Councillor A Jacobs	
	Councillor K Nord	
	Councillor J Gibbs	
IN ATTENDANCE:	Borough Councillor Andrew Martin	
APOLOGIES:	Councillor J Hillman	
ABSENT:	Councillor G Gwinn	

Note: Prior to the start of the meeting, Members stood for a minute's silence as a mark of respect for Andrew Shepherd, the Parish Council's Webmaster, who had died unexpectedly in February 2022.

142 DECLARATION OF INTERESTS

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

No declarations were made.

143 MINUTES – 21 FEBRUARY 2022

RESOLVED: That the Minutes of the meeting held on 21 February 2022 be approved as a correct record.

144 PUBLIC QUESTION TIME

In accordance with the Parish Council's Standing Orders, members of the public were able to ask a question of the Parish Council or make a statement.

There were two members of the public in attendance. Each spoke in turn and addressed the Parish Council in respect of their objections to planning application No. 22/0580N (Variation of Condition – Brookbank Cottage) as referenced in Minute No. 145 below.

145 PLANNING

The Parish Council was invited to submit comments on the following planning applications:

22/0847N 1 Tenchersfield, Stapeley CW5 7GR
Certificate of proposed lawful use for a proposed replacement conservatory.

RESOLVED: That no observations be made on planning application No. 22/0847N.

22/0849N 1 Tenchersfield, Stapeley, CW5 7GR
Proposed detached garage

RESOLVED: That no observations be made on planning application No. 22/0849N.

22/0580N Brookbank Cottage, Newcastle Road, Willaston, CW5 7EJ
Variation of Condition 4 to vary hours of operation on existing permission
19/3467N: Change of use from residential dwelling (barn conversion only
to D1 Clinic

RESOLVED: That the Parish Council object to planning application 22/0580N on the following grounds:

- Condition 4 of the original planning permission (19/3467N) limited the hours of opening for the purpose of '*protecting the amenity of neighbouring properties*'. The opening times set in that permission were 9.00 am – 5.30 pm - Monday to Friday, and 9.00 am – 12.30 pm on Saturdays. These were not related to the requirements of the business and it is therefore unreasonable to now seek to justify longer opening hours (7.00 am – 7.00 pm Monday to Friday and 8.00 am – 12.30 pm every Saturday) based upon the needs of the business.

The current usage, therefore, was already a breach of the existing planning approval and would add an estimated 18.5 hours of trading. It was understood that this would increase traffic movements to well over 3,000 a week which would have a detrimental impact upon the amenity of the neighbouring properties.

- The Planning Officer's report on permission 19/3467N had acknowledged that there would be increased movement/activity from Brookbank Cottage compared to its residential use but that this could be addressed by the imposition of a planning condition restricting the opening of the business to 'sociable hours'. Extending the opening hours would result in activity being carried out during unsociable hours.

- Whilst the condition restricted opening hours, staff arrived about an hour before opening and left half an hour after closing time. This had the consequence of disturbance to the amenity of the neighbouring properties, partly as a result of the noise associated with vehicle movements on a gravel surface and the frequent banging of car doors. This effectively meant that the business was already open for longer hours than the planning approval in 19/3467N. A change in the opening hours would result in staff arriving much earlier than the present time; from approximately 6.00 am, and leaving at 8.00 pm between Monday and Friday and early arrival on Saturday mornings with a clinic opening from 7.00 am to 1.00 pm.

- The clinic had amended its original position of the car park from eight bays at one location and seven to the rear of a neighbouring property. The clinic had now extended the car parking so that all vehicles parked at the rear of the neighbouring property. This was a breach of condition 5 of planning permission 19/3467N, and was causing harm to the amenity of that property.

- The proposed conversion of the annexe for additional clinic use would exacerbate the impact on neighbouring properties.

22/0834N Land off Peter de Stapleigh Way, Stapeley.
Proposed Proposed advert consent for two-year temporary advertisement board, which is to advertise the fact that Muller Property Group and David Wilson Homes are carrying out a permitted mixed-use development.
Freestanding non-illuminated sign on the site boundary adjacent to the Highway: 8mm in width x 4m in height, positioned 2m above ground level.

RESOLVED: That the following objections be made in respect of planning application 22/0834N.

- The erection of the sign had already commenced even though permission had not yet been granted.

- Vegetation was being disturbed; for example, hedgerows and trees had already been removed.
- There was no permission to remove the hedgerows.
- The height of the sign was inappropriate for the surrounding area.

146 POLICE REPORT

PCSO Robbie Stott's Police report was received. Owing to his shift pattern, PCSO Stott was unable to attend the meeting.

Members commented that there would be great benefit if a Police representative were able to attend meetings, on occasion, to enable various issues to be raised direct.

147 REPORT OF BOROUGH COUNCILLORS

Borough Councillors Councillor Peter Groves and Andrew Martin reported on the following Cheshire East Council matters.

- The budget for Cheshire East Council had been approved.
- The 'Go to' bus service was likely to be broadened to include Wybunbury as part of its route.
- Speed strategy consultation.
- Stapeley Broad Lane School – there had been complaints about the speed and volume of traffic on Broad Lane. Councillor Groves had spoken with Ian Shackleton (Headteacher) and CE Highways.

148 COMMUNITY HALL

148.1 Capacity and Other Restrictions

The Community Hall Working Group reported its review of the hire agreement and the Covid restrictions, including the current restriction on the number of attendees permitted in the hall (no more than 40).

The Working Group had met earlier in the day and recommended that as the government had removed the remaining domestic restrictions in England, the Parish Council should remove all the restrictions, in respect of use of the Community Hall.

RESOLVED: (a) That the Covid restrictions be removed in respect of use of the Community Hall, which would result in the maximum number of attendees reverting to 50 attendees;

(b) That the Parish Council continue to review arrangements on a monthly basis; and

(c) That regular clients of the Community Hall be informed of the changes.

148.2 List of Regular Clients

New clients had now taken up bookings in the hall, and a revised list of regular clients' bookings was submitted for information.

148.3 Water Plus

The Clerk had renewed the request in respect of the site banding application for the Community Hall. Members recalled that the request had been submitted on 27 October 2021 and as reported to the February 2022 meeting, no acknowledgement had been received.

The latest follow-up was dated 11 March 2022. An automated acknowledgement had been received stating that there was a high volume of customer contact, and it could be up to 10 working days before a response was received. That date would be 25 March 2022.

The Parish Council was asked to consider authorising the Clerk to contact the Consumer Council for Water to set out the details of the correspondence dates, and Water Plus's lack of response over a period of many months.

RESOLVED: That in the event of Water Plus not responding to the Clerk's correspondence by 25 March 2022, she be authorised to contact the Consumer Council for Water to make a formal complaint.

149 NEW WEBSITE

The Parish Council considered arrangements for a smooth transition between the current website and the new website.

The Website Working Group (Councillors M Theobald, J Hillman and M Docker) had recently met with Simon Warbrook (Director of Warbrook Creative, the website contractor appointed by the Parish Council) and were satisfied that good progress was being made.

150 AUTHORISATION OF PAYMENTS

RESOLVED: That the following payments be approved.

£24.00	Paul Ruler	Refund for party booked for 11 December 2021 and subsequently cancelled.
£451.20	Crystal Clean South Cheshire – cleaning of Community Hall and opening for private parties. (£376.00 net and £75.20 VAT)	
£228.40	HMRC	Tax on Clerk's salary
£147.06	Water Plus – This would be collected via direct debit.	

151 FINANCIAL MATTERS

151.1 Up-dated Financial Position – to 21 March 2022

The Parish Council received the following statements showing the position at 21 March 2022.

- Detailed cost centre spend
- Receipts and Payments summary
- Bank reconciliation

151.2 Digital Banking

There was no further update to report.

152 CONSERVATION AREA – TALBOT WAY

The Clerk had recently met Dr Martin Page (CES Ecology), at the conservation area to discuss the way forward. Following that visit, he sent the following email:

The main problem with the conservation area is that it doesn't do very much. The pond obviously holds water, and it may be wet for long enough to allow great crested newts to breed.

Possibly the first thing to do is have an eDNA test carried out in April. That will tell us whether the pond is being used by great crested newts (GCN); however, it has been raining heavily and might be dry in a few weeks.

The pond is much deeper than it needs to be, at the moment, and it may be worth reducing the depth. That would make the water visible and less dangerous for children. At the moment it is just an untidy hole in the ground.

The grass should be mown and then left until August when it can be cut as a hay meadow. The grass could be cut now, but I wouldn't do it after the middle of the month, because GCN could be around. If you wish I can be there when they cut it as it needs someone who has a GCN licence.

It is illegal for the Parish Council to do anything which could jeopardise the GCNs and contractors without a GCN licence are not permitted to handle them.

As for the hedge, it needs to be cut down in September when the bird nesting season is over.

Subsequent to the meeting on-site, Dr Page had spoken with the person who had been responsible for carrying out the newt surveys before the houses were built. The pond had always been quite deep, without too much water at the bottom. It had been re-profiled when the houses were built and although there were no newts in the pond at that time, they colonised it at a later date.

RESOLVED: That Dr Page be invited to attend the next meeting to offer advice.

153 VICTORIAN ORCHARD PROJECT

As requested at the meeting on 21 February 2022, the Clerk had written to various CEC Managers requesting a response by 18 March 2022 to enable a report to be made to this Parish Council meeting.

A copy of that letter was now submitted. Responses had not yet been received.

A sum of £10,000 had been allocated as an 'earmarked reserve' for this project. As the auditor would expect to see an outline plan for spending this money, the Clerk would provide an explanation in the accounts documentation for 2021-22.

154 NEWSLETTER

Owing to other priorities, the Clerk had not yet been able to produce a draft of the newsletter. The only time sensitive article for the newsletter was the item about the Queen's Platinum Jubilee to establish if residents themselves wished to mark the event, and at the last meeting, Members acknowledged that it would be difficult to produce and deliver a newsletter in time for residents to take action.

The Clerk would endeavour to produce a draft document for the next meeting.

155 COMMUNITY GOVERNANCE – UPDATE FROM CHESHIRE EAST COUNCIL

The Parish Council received a letter from Brian Reed, Head of Democratic Services and Governance, providing an update on progress in respect of the Community Governance Review of Town and Parish Council Governance.

There were a number of decision-making Committees and Sub-Committees meeting during April, and members of the public were entitled to attend, as follows.

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

RESOLVED: That the Parish Council decline to be represented at the meetings referenced above.

156 DATE OF NEXT MEETING

25 April 2022

Draft

.....Chairman

The meeting commenced at 7.30 pm and concluded at 9.20 pm