

**MINUTES OF THE SPECIAL MEETING OF CHELFORD PARISH COUNCIL
HELD AT CHELFORD VILLAGE HALL ON 2ND DECEMBER 2009**

PRESENT: Cllrs Mrs K. Gildon, B. Tyre, J. Leach, T. Boon, R. Roycroft, E. Michell, A. Norbury and Mrs J. Sims (Clerk)

Cllr Gildon welcomed everyone to the meeting.

The purpose of the meeting was to discuss the outline plans proposed for the land along the south side of the A537. The proposal is to build 36 houses on the greenbelt site. These would be a mixture of 2 and 3 bedroom houses and a few bungalows. It was agreed that the mixture of houses was most agreeable but it was unclear whether the properties would be just for rent or a mixture of rental and shared ownership.

It was agreed that since the end of the moratorium in Macclesfield the Borough Council has been looking for sites to build houses in order to reach its quota. Chelford is well placed for road and rail links and is also regarded as a prime area for further development, because of its facilities, for example it is well supplied with shops, has a school, market and doctor's surgery. However, the Planning Department has to consider Chelford's needs and that of the surrounding areas as the site can only be for rural housing which would discount anyone from urban areas. The proposals to build housing in surrounding villages were considered as building 36 houses may be excessive if Lower Withington and Over Peover are also been considered for affordable housing.

The problems with the site were discussed. The position of the site is badly placed on the south side of a busy road. This could cause problems with any exit roads on to the main road and residents would have problems walking as there is no pavement on that side of the road. There would also be serious problems for people trying to cross the road as up to this time the Borough Council have refused to allow the PC to have a pelican crossing in the Village. The fact that all the shops, school and doctors are on the other side of a busy road would be a major problem as the housing is both for families and for the old and disabled. It was agreed that the PC would support the building of affordable housing but would prefer an alternative site. Also a meeting regarding the Stobart's site is scheduled for 18th December between Jamie McCrea, Denise Emery and Fisher and Knight.

There is to be a meeting in the Village Hall on 15th December to present the plans to the Residents. Before that date the PC agreed on the following action:-

1. The PC should communicate with the Residents – it was agreed that a flyer should be produced with photographs of the site and delivered to every house in the Village. The information would also be put on the website.
2. A meeting with the developer and other interested parties on 8th December 7.00pm to be arranged.

MINUTES OF THE MEETING OF CHELFORD PARISH COUNCIL HELD AT CHELFORD VILLAGE HALL ON 10th SEPTEMBER 2009

PRESENT: Councillors Mrs K Gildon, A. Norbury, J. Leach, R. Roycroft, T. Boon, B. Tyre E. Michell and Mrs J. Sims (Clerk). Also attending were R. Cramer (CE), M. Ball (Goostrey PC), PC Simon Warr and six residents.

MINUTES: The Minutes of the Meeting held on the 9th July 2009 circulated prior to the meeting were passed and signed by Cllr Gildon.

Cllr Gildon welcomed everyone to the meeting.

She then introduced Mr Mike Ball a member of Goostrey Parish Council who had been invited to come and speak to the Council on the use of SIDs (Speed Indicator Devices). Mr Ball spoke of how Goostrey Parish Council had, with the approval of the Police Authority, purchased two SIDs for use in its village. The seven locations were chosen with the help of the County Highways Department who also supervised the positioning of the posts as a 100 yd approach is required for each. A group of four residents are responsible for regularly moving the two units between the seven locations, which Mr Ball assured people was a quick and easy operation. Any data collected is passed to the Police to help them identify which areas they should target with the use of speed guns.

Cllr Gildon then introduced Mr Rob Cramer the Area Traffic Engineer for Cheshire East. The problem of parking in the area around the Market, especially on a Monday, when both residents and their visitors have been given parking tickets was discussed. Mr Cramer commented that one of the main problems is that there is inadequate residents parking in the area, for example for the people living in Astle Court only eight off road parking spaces have been provided. He felt that extra parking should be provided by the owners of the properties in the problem area and in the case of the bungalows on Elmstead Road and Astle Court this would be Peaks and Plains. However in this case priority would be given to providing residents parking in local town centres where there is a more pressing need as Chelford only has problems on Monday, Sunday and every fourth Wednesday. The matter of train users having problems parking on the station car park was also raised. It was felt that the problem was with Marshalls opening the back gate, which encouraged market visitors to use the station car park. Mr Cramer commented that any alterations to the current restrictions would be expensive and that the residents must be sure of what was required as Cheshire East would be unwilling to change them back for at least two years if they were found to be unworkable.

It was agreed that a number of options would be considered by the Council and then put to the residents for their opinion.

MATTERS ARISING

Cllr Gildon welcomed Mr Edward Michell who has agreed to fill the vacancy on the Parish Council.

Hedge at the Village Hall. The hedge at the Village Hall has now been removed and a temporary fence erected. Cllr Leach thanked the Council on behalf of the Village Hall Committee for undertaking the work and said that people have noticed the improvement to the visibility at the entrance and exit.

Peaks and Plain. It was felt that the Council have nomination rights regarding any vacant Peaks and Plains property as it was always consulted by MBC. However Peaks and Plains have written to say that in their opinion the Council do not have nomination rights.

Crown Land. It has not been possible to establish ownership of the Tree Belt. It was felt that the owners of the properties affected will have to resolve the problem themselves, but that it may be possible to find the owners by a search at the Land Registry, to see if the company in question is still active or not.

The problem of liability, regarding the Railway Embankment, if work was carried out to tidy it up would be solved if a contractor was employed as he would have the necessary insurance.

Affordable Housing. There is to be a meeting with Mr McRae of the Social Housing Project on 22/9/09 to discuss the strategy for the area.

CORRESPONDENCE

1. Cheshire East – Site Inspection Record
2. George Osborne MP – Letter re a request for a bench on Oak Road
3. Cheshire East – Re bench on Oak Road – It was felt that the provision of a bench at this location would not be suitable because of its position.
4. George Osborne MP – Village Rider
5. Manchester Airport – Education Resources
6. Cheshire East – Town/Parish Council Representatives on Knut ford Local Area Partnership
7. Cheshire East – Notification about the Mayor’s Charity Ball
8. Manchester Airport – Parish Council Meetings 2009
9. Regional Leaders Board – Consultation on the submitted Draft North West Plan Partial Review
10. Cheshire East – Notice of Public Participation at the Planning Committee
11. ChALC – Macclesfield and Trafford Area Meeting – 29/10/09
12. Cheshire and Warrington Sustainability Alliance – Exhibition 22/9/09
13. Mobberley Parish Council – Invite to Civic Sunday 13/9/09
14. Cheshire East – Appointment of Deputy Monitoring Officer
15. Cheshire Local Access forum – Applications for members on LAF- This forum deals with public rights of way issues and Mr A Gildon has expressed an interest in applying.
16. Cheshire Police – Dates of Meetings
17. Cheshire East – Local Area Partnership – Re. Nomination to Council
18. Peaks and Plains – Nomination Rights

PLANNING APPLICATIONS

1. 09/1846M Broomcroft, Peover Lane – Replacement dwelling. APPROVED
2. 09/2400M The Lodge – New detached garage. APPROVED
3. 09/2418M Oak Cottage – Ground floor extensions. WITHDRAWN

Cllr Tyre stated that when he is asked to make a decision on planning applications he has noticed that the rule regarding the maximum 30% rule for increases to a property appears to be ignored in some cases. He felt that in these cases the Council had no option but to accept the decision.

ACCOUNTS PASSED FOR PAYMENT

1	AJN Landscapes – Village Maintenance	339.25
2	E.ON – Village lighting	27.87
3	AJN Landscapes – Removal of hedge at the Village Hall	1960.98

ANY OTHER BUSINESS

1. Carter Lane. An 'E' mail has been received from Mr Stephen Conquer regarding tarmacing work been carried out on Carter Lane. The section of the lane where the work is been carried out is not in the Chelford Parish and appears to be private work to improve access to the houses at that end of the lane. This work should not affect the amount of traffic using Carter Lane as a byway.
2. Bus Shelter. The lack of a bus shelter at the bus stop in front of the Chelford Green apartments was raised and it was felt that the bus shelter installed by Cheshire East on Macclesfield Road by the roundabout would have been better placed in the Village. The problem was whether there was enough space for a shelter. It was also discussed whether the bus shelter by the bank would need replacing or improving by including some seating.
3. Village Hall Car Park. During the work to remove the hedge at the Village Hall some self seeded trees along by the fence were also removed to improve visibility and Mr Willis of the VH Committee although agreeing with their removal stated that they would like to have been consulted before the work went ahead. It was suggested that it would be advisable to consider tarmacing some of that area and putting in an edging to stop cars parking too close to the fence and therefore restricting the vision of people leaving the car park. It was agreed that the proposal should be put to the Committee.
4. Railway Station. Mr David Stannard of the Station Volunteer Group presented a report regarding the installation of Customer Information Systems on the Crewe- Manchester Line. These provide information to travellers on any up to date information regarding train cancellations or delays. The Crewe-Manchester line partnership has obtained a grant from South-East Manchester Multimodal Strategy but Northern Rail although applying for funding is very reluctant to commit their own money at this time. The Volunteers are disappointed that Northern Rail are not providing a system as a matter of course as Chelford is one of only two stations with no staff in the mornings to provide information. Parish Councils have been approached for possible financial contributions but only Holmes Chapel has responded up to this date. It was felt that the Parish Council should press the Partnership for the early installation of some form of system at Chelford Station and would be willing to offer some financial support.

VILLAGE PLAN

1. Church Yard. Although some grass cutting and litter picking is already carried out. Mrs Twist has suggested, as the Church cannot afford to pay, that the Parish Council might provide some financial support to pay for work to improve the appearance of the Churchyard.
2. Carol Singing. The Parish Plan Team is planning to organise a group to go carol singing around the Village.