

MINUTES OF THE ANNUAL PARISH MEETING OF CHELFORD HELD AT CHELFORD VILLAGE HALL ON 12TH MAY 2009

PRESENT: Councillors A. Norbury, J. Leach, R. Roycroft, T. Boon, Mrs K. Gildon and Mrs J. Sims (Clerk). Two Parishioners were also present.

APOLOGIES: Councillors B Tyre and G Walton (CE)

MINUTES

The minutes of the Meeting held on the 17th June 2008 were passed and signed as a true record by the Chairman Cllr Norbury. Cllr Norbury then welcomed everyone to the meeting.

MATTERS ARISING

Village Hall Entrance. The purchase of land for the improvement of the Village Hall entrance is nearing completion.

Trees on Dixon Drive. The tree belt was owned by a branch Seddons which went into liquidation, which means that the Crown has a vested interest in the land but is not responsible for the trees. Of the trees that are causing problems some have been removed with permission from MBC.

Chelford Station. The station has been awarded the Best Kept Station in Cheshire Award. Congratulations were given to the Station Volunteers for their hard work.

Changes to Healthcare in Rural Areas. There has been no further action regarding the Governments proposals to adopt the Galbraith Report on pharmacy provision in the country as reported by Dr Madden at last years meeting.

Nether Alderley. Two representatives from Nether Alderley explained the proposal by Dobbies, which is owned by Tesco, to build a garden centre off the A34. Matthews Garden Centre applied for permission to relocate to the opposite side of the A34 when they were obliged to move location. MBC approved outline permission with strict guidelines for a smaller number of buildings because of the special circumstances. Dobbies have been in discussion with MBC as they wish to use this outline planning permission to build a large retail unit with parking for 370+ cars on an alternative site as the original site is too small. Open evenings are held for the residents in Nether Alderley and Alderley Edge to get their reaction. The residents of Nether Alderley have formed a Residents Action Group and have already been in contact with the Planning and Highways Departments.

The main concerns about the proposal are:-

1. The erosion of the greenbelt.
2. The detrimental effect it would have on local businesses.
3. 95% of the business is owned by Tesco.
4. It could be the start of a long ribbon development along the A34.
5. If the business was not successful the site could revert to Tesco's.
6. Unlike Matthews the site would include a large car park as the centre is expected to attract up to 18,000 to 20,000 cars. There may be drainage problems with such a large parking area.
7. Dobbies do not buy from local suppliers but purchase their supplies from other areas/countries.
8. The Matthews site for which planning has been given is undevelopable because of the presence of electricity pylons.

9. The effect that the site may have on the new bypass.

The Parish Council supported the planning permission granted to Matthews because of the length of time the company had been in operation but the Dobbies proposal was for a site twice the size of the original and which will affect businesses within a 12 mile radius.

CHAIRMAN'S REPORT

1. The Village Website is continuing to grow and the Chairman congratulated the Gildons for the success of the site and thanked the Villagers for their contributions.
2. Macclesfield Borough Council and Cheshire County Council have now been replaced by Cheshire East Council.
3. Review of Primary Schools. There is some concern that Chelford School may lose a classroom after the review. There have been discussions whether it would be feasible to move the play group to the school site.
4. The Village Plan has been completed and Cllrs Leach, Gildon, Norbury and the Village Plan Group were congratulated on its successful launch.
5. There are problems with the parking restrictions in the Village. MBC has employed additional traffic wardens and district nurses and carers have been issued tickets when visiting the sick and elderly in the bungalows on Elmstead Road. Residents have also been issued tickets for parking outside their own houses. The Council is looking into the idea of removing the parking restrictions.

ANY OTHER BUSINESS

1. The implications of additional traffic problems which may occur if the plans for the Dobbies Garden Centre were to go ahead were discussed as it is believed that the bypass will increase the traffic to Monks Heath and through Chelford.
2. The Council is still trying to get speed signs installed in the Village.

The Meeting was declared closed at 8.25pm.