

SOMERFORD PARISH COUNCIL

Minutes of the Parish Council Meeting held on Monday 19th February 2018 at Somerford Park Farm @ 7.30 pm.

Present Councillor G Bell (Chairman), Councillor S Hughes, Councillor M Harnett, Councillor K Wainwright, Councillor T Swain, Councillor R Crookes, Councillor J Wray *Cheshire East* and the Clerk.

Declaration of Interest

Cllr K Wainwright - RSPB land and Blackfirs Lane development by DWH (*she wished it noted that this latter interest was following CHALC advice, as her husband owned land adjacent to the site but she personally disagreed*).

Cllr S Hughes in Crewe Colour Printers – payments

Public Forum

20 members of the public present.

Mr A Taylor Planning Director of David Wilson Homes and Mr Wayne Ashdown Highways Cheshire East

The Chairman introduced both guests and took questions from the audience as follows;

- The working hours were M-F 8am until 6pm and Saturdays 9am until 2pm – these were being broken on a regular basis. Deliveries were being allowed on site and delivered before the working directives even today 19.2.18.
- The Health and Safety on site was not to an acceptable level. Examples were given of the holes being left on the grass verge after the advertising signs had been removed and no actions had been taken by DWH.
- No safe pedestrian access on the verge around the site.
- Highway sign 40mph facing the wrong way
- Construction traffic should not be allowed to enter Blackfirs Lane from Holmes Chapel Road and the signs do not explain this fully - it needs attention – the turning circle to and from the site needed addressing.
- Blackfirs Lane and Chelford Road verges need repairing
- The edges of the carriageway had broken away in several places and the construction traffic were causing excessive wear and tear in several places.
- 8 Blackfirs Lane – the excavation outside by a utility company had been repaired but it had now dropped further and needed attention.
- An incident was reported whereby a lorry had not realised it had been dragging fencing behind when leaving site and the two fences had dropped on Blackfirs Lane in front of a residents car – was this H & S incident reported ?
- Will there be a footpath constructed from Longdown Road along Blackfirs Lane?
- There are kerb stones being put in opposite 40 Blackfirs Lane and there is a concern whether there will be adequate passing and will it impede the splay of the junction ?
- The S106 monies were questioned as should have contributed towards the habitat and environment after a 4 month period
- Affordable home figures were questioned – number positioning on site
- 6 Chelford Road – wished the fencing between the original houses and the boundary of

- the DWH to be explained
- There was hydraulic oil dropped the Friday before Christmas and it was still on some driveways which could not be addressed by the owners cleaning
 - The road sweeper was not effective
 - The planning application had been approved with ensuring the boundary of the Blackfirs Nature Reserve was maintained and there was a reassurance Goodwin's Pool was monitored – this was currently polluted.
 - Road closures were not well managed and the advice from the electricity company had been inaccurate on several occasions, (residents had made plans to work elsewhere and then it had been rescheduled).
 - There should be a sign at the end of Blackfirs Lane – stating no right turn.

Mr A Taylor and Mr W Ashdown endeavored to respond to the residents queries. Most of the issues were accepted with some minor exceptions. Both offered their contact details and the mobile number of the Site Manager - Mr Dick Bradley. The Parish Council would always be the main point of contact and he would follow up all the items raised this evening. He apologised for all the disruption over the Christmas period.

Mr A Taylor made it clear that any breach in Health and Safety would be dealt with immediately and it was DWH number one priority.

Wigan Tippers were currently off site but had been spoken to in relation to parking and their drivers conduct.

13 members of the public remained

13/18 Apologies

Cllr P Crompton due to family commitment.

14/18 Minutes

SH proposed the minutes and RC seconded

Resolved the minutes of the meeting held on Monday 22nd January 2018 having been circulated be approved and signed as a true and accurate record.

15/18 Cheshire East

Resolved to suspend the Standing Orders to accept a report from the Ward Councillor J Wray Cllr J Wray updated the Council there was a Town and Parish Conference on Tuesday 20TH February at Sandbach Town Hall where Cllr R Bailey would be in attendance.

Cllr J Wray left the meeting to attend BPC at 8.40pm

16/18 Neighbourhood Plan

The Neighbourhood Plan had finally passed the finish line. On the 15th February the Neighbourhood Plan had reached the referendum stage. There had been a 29.53% turnout - 151 Yes votes and 19 No votes plus one failed paper. The electorate was 579.

The Chairman wished to thank Sandy Kenyon for all her sterling work to achieve an approved Neighbourhood Plan for Somerford.

There was a note of thanks to – Nigel Buckley, Jonathon Maginess, Julie Brown, Helen Brough, Ruth Langhorn and Councillor Matthew Harnett.

It was proposed that the Neighbourhood Plan Steering Group was now disbanded

Resolved the NP Plan Steering Group was dissolved.

Two members had queried the community Infrastructure Levy. Cllr K Wainwright informed the Council this still had not been adopted by CE.

17/18 RSPB Land

There had been a meeting held on 2nd February where the PC was informed the land still had not been sold. This was not allowing the Parish Council to take actions including organising the consultation event. It had been acknowledged that Richborough Estates were no longer paying for the footpaths.

There was another meeting scheduled on 2nd March.

18/18 David Wilson Homes

There had been a site visit (unannounced) on 9th February with Cllr G Bell, Cllr R Crookes and Mr A Taylor followed by a formal meeting held on 16th February (notes circulated).

It was agreed to improve communication the Clerk would arrange for a link to be added to the Parish Council website for DWH to update the residents in the future.

19/18 Planning Applications

- 16/5740C Somerford Park Farm, Holmes Chapel Road, Somerford CW12 4SW – Change of use of land from agriculture to showground including the creation of a new access, internal access tracks, hard standing and arenas.

It was noted there had been several residents' complaints about this application and the lack of consultation from Cheshire East.

The deadline had been extended by 2 weeks and a resident had submitted a complaint to Cheshire East of which the PC had been copied in.

20/18 Accounts

To note the balance of accounts = £7,578.07

Payments

- Cheque number 194* - £177.36 Crewe Colour Printers – NP newsletter
- Cheque number 195* - £264.00 Crewe Colour Printers (banners)
- Cheque number 196* – £120.00 Congleton Chronicle (NP advert)

Receipts

- Nil

Resolved the above payments be accepted as a true and accurate record.

21/18 Loachbrook Estate

11/0736C Redevelopment of Land for up to 200 Dwellings, Loachbrook Farm, Sandbach Road, Congleton CW12 4TE

Granted on appeal in 2012 ref; APP/R0660/A/11/2158727 Loachbrook Farm, Somerford, CW12 4TE

There had been several complaints from the estate in relation to the completion date and for the lack of dog bins.

Resolved Cllr G Bell, Cllr M Harnett and the Clerk would attend a site visit to discuss outstanding issues and then contact planning and Bovis.

22/18 Website

The old website was still appearing on the top of Google for residents which were causing confusion.

Resolved the clerk would instruct Upper Bridge to remove the site and their analytics at a cost of £105.00 plus VAT.

The NP website operated by Clarke's was creating additional costs to the Parish Council and the NP had been concluded.

Resolved the Parish Council would approve Ms S Amies to incorporate the NP website into the Parish Council website under the guidance of the Clerk.

Website logo

Cllr S Hughes requested the item was deferred.

23/18 Councillor Responsibilities

Resolved

Cllr G Bell – Business Plan Implementation

Cllr M Harnett – Neighbourhood Plan and Finance

Cllr S Hughes – Police and Community Engagement

Cllr P Crompton – Neighbourhood Plan, Personnel and RSPB

Cllr K Wainwright – Highways, Community Engagement and CHALC representative

Cllr R Crookes – David Wilson Representative and Planning

Cllr T Swain – Website and Highways

24/18 Highways

Radnor Bank Bridge

There had been an unidentified accident which had damaged the bridge. CE had put up temporary fencing for the landowner and the repairs were due to be completed by May 2018.

Loachbrook Bridge

This was due to be repaired on 19th March

Footpaths along A54

These would be started on 21st February by CTC.

Moles on the grass verge

Cllr K Wainwright requested this item was deferred.

Daffodil bulbs

A resident had requested we approach the builders to replant damaged bulb planting. DW accepted but Anwyl would have a footpath installed eventually along the A54.

Vehicle parked on A54 lay-by

This had been removed

Abandoned vehicle on Blackfirs Lane

A compliant had been received

Resolved the Clerk would report.

25/17 Clerks Report

E Mails addresses

Cllr K Wainwright had an issue which needed resolving and Cllr S Hughes was still to action

Training 2018

Cllr T Swain would attend the Cllr Induction course and Cllr R Crookes would attend the Code of Conduct Course.

Annual Parish Meeting 16.4.18

This would be cancelled until there was an update on the RSPB land.

FOI Request

It was noted there had been a FOI request which had been actioned by the Clerk.

Audit and Finance Course on 6.2.18

The Clerk fed back the details of the course.

26/18 It was noted the next meeting would be on 19th March 2018 at 7.30 pm at the Pavilion in Somerford Park Farm.

X

Chairman

The meeting concluded business at 10.05pm

