

DODDINGTON & DISTRICT PARISH COUNCIL

MINUTES OF MEETING HELD ON MONDAY 31 JULY 2017 AT BRIDGEMERE PRIMARY SCHOOL

PRESENT

Councillor Councillors P Moore, (Chairman), L Bebbington, J Clowes, R Frodsham, ,
P Taylor and E Wilson
R W Bason (Clerk)

Apologies for absence were received from C Brewin

Note: Immediately before the meeting, representatives of the project team for the proposed Highspeed Rail between Birmingham and Crewe (HS2 phase 2a), the route of which included Checkley and Blakenhall, informed those present about the proposals and answered questions. Representatives of Hough and Chorlton, Wybunbury, and Hatherton and Walgherton Parish Councils were also present.

MINUTES OF THE MEETING HELD 15 MAY 2017

17-18/12 The Minutes of the meeting held on 15 May were approved as a correct record.

FINANCE

17-18/13 (a) The Council approved the following items of expenditure:

Clerk's Salary – 2 months @ £112.67 = £235.33

Clerk's expenses – travel £24.00

Scottish Power -

(b) The Clerk reported that current balances stood at £8754.40 at 30 June 2017

HIGH SPEED 2

17-18/13 The Council considered its position regarding the latest consultation in respect of HS2. Immediately before the meeting the Area Manager for Phase 2a (Birmingham to Crewe) of the venture presented the latest legislative position and the consultation timetable on highways and environmental aspects of the scheme; and the prospective timescale for preparation and engineering works leading to the completion of Phase 2a.

The Parish Council noted the significant quantity of land that would be required for the installation of utilities; and with particular concern, the borrow pits proposed for groundworks. The Council also expressed its concern about how the A51 and the rural road infrastructure would be used by construction traffic during the various stages of work. Plans that had been provided to the Council would be circulated among members so that they might consider details of the scheme before the Council came to an agreed view.

WYBUNBURY COMBINED PARISHES NEIGHBOURHOOD PLAN

17-18/14 The Council noted that first consultation on the Plan had now ended – response had been light (around 200 responses) but events and other publicity had ensured widespread awareness. The consultation had shown that housing, the natural environment and the historic infrastructure were of principal concern; the Steering Committee was now looking at the evidence required to formulate policies: Cheshire Wildlife Trust, the Wybunbury Local History Society and Cheshire East Council were closely involved. The possibility of engaging a planning consultant was being considered.

It was noted that the Cheshire East Local Plan had been adopted on 27 July 2017..

PLANNING

17-18/15 a. The Council considered its responses to the following planning applications of which notification had been received from Cheshire East Council:

17/355N – Change of use from grazing to domestic garden – 1 Boltons Cottage, Checkley Lane, Checkley – object on the grounds that it was outside the domestic curtilage of the house; that it would interfere with the historic hedgerows and streetscape and that it would be an inappropriate use in the open countryside. Councillors would contact Mr C Leighton who, as a neighbour, had expressed concern about the application.

17/3185N - Large glazed oak framed front entrance porch. First storey rear extension to provide an en-suite, built upon existing ground floor utility room – Mill Cottage, Mill Lane, Doddington – no objection

17/3180N - Prior approval for a proposed change of use of agricultural building to a dwellinghouse - Agricultural Building Rear of Pewit Cottages, Hunsterson – oppose on the grounds of highways access and sustainability with reference to the approved Local Plan.

17/2511N - Removal & relocation of hedgerow and construction of access for agricultural and domestic vehicle use – Doddington Park House, Bridgemere – no objection

16/4116N – Revised Plans - Fishermans Retreat, Bridgemere Lane, Hunsterson – object on the grounds that the revised plans did not deal satisfactorily with concerns about highway safety.

b. The Clerk informed the Council of the progress of the following applications:

17/1084N – Outline for 2 bedroom bungalow for farmworker/retired farm worker – Land Adjacent to 4 Pewit Cottages – withdrawn

17/1211N Orchard House, Dingle Lane, Bridgemere

Demolition of existing house and barns and erection of replacement dwelling, small garden building, on site energy production plant, replacement septic tank and alterations to stable building to accommodate bat roosts along with landscaping – approved.

16/5719N – Doddington Estate - Outline application for development of 12 no. sites for residential development for up to 102 no. Dwellings – undecided

17/1429N – Hall Gates Barn Cottage - Left hand side extension, take down & rebuild right hand store. Change of use of small area of land to left hand side from agricultural to residential – undecided.

17/2211N – Whittakers Green Farm – Agricultural Building to Provide Grain Store (resubmission of 16/2930N) – undecided. The Council noted that although the application had not yet been approved, the grain store appeared now to be in operation.

17/1382N – Greenfields Farm, Hunsterson - Proposed detached vehicle storage, workshop with toilet facility adjacent to the existing garage/carport building – withdrawn

BRIDGEMERE LANE

17-18/16 Further to Minute 10 and previous discussions, the Council suggested the planting of trees along the verge to prevent vehicular movements; the clerk would contact Cheshire East Council to ascertain the viability of this idea.

HIGHWAYS

17-18/17 On behalf of Councillor Brewin it was reported gulleys near Elnors Engineering in Checkley Lane had now been cleared and that drainage was now freely flowing into the nearby brook.

..... Chairman

.....Date