

Cranage Parish Council

Minutes of the Annual Parish Meeting held 15th April 2014 at Cranage Village Hall

Present: Councillor D Hopley who chaired the meeting, Councillor M Hodge, Councillor D Maddon, Councillor J Halstead, Councillor R Hurst and the Clerk. Mr T Sheldon Footpath Officer

Councillor A Kolker and Councillor L Gilbert - Cheshire East Ward members.

22 members of the public including Mr J Ashall.

Apologies; Councillor G Yarwood due to a prior engagement and Councillor M Mackenzie

The Chairman welcomed everybody to the meeting and introduced Mr J Ashall from 'J Ashall Associates'.

The Minutes were approved from Tuesday 16th April 2013. JH proposed and MH seconded.

There were no matters arising from the minutes.

Chairman's Report

The Chairman spoke about the parish and even though he felt there were many constant worries and concerns that the Council had to pursue and make decisions on he had chose to speak this evening about the refreshing positives within the area. He covered the amount of people Cranage employed and the local business that were on offer to the residents. The amenities available for example were; the bowling club, the local hotel/ conference centre, beauty salon and gym, the pre -school and a play area , the bakery, the local MOT service and garage repair, the Village Hall, the local BB, the offices at Holly Farm with several local businesses ,the wine and restaurant possibility, agricultural merchants and tyre repair place.

He thanked all the Parish Councillors for their support and the clerk for her hard work. .

Financial Report

The Clerk summarised the accounts for 2013/14

Presentation from Mr J Ashall

Mr J Ashall had come to speak about the recent changes with the National Planning Policy Framework due to the update in the Local Plan. It had now been approved by CE Council and was awaiting approval from the planning inspectorate at government level.

Sustainability - a table was illustrated for development to be sustainable before approval. Examples and reasons were demonstrated.

It was now possible to change existing agricultural buildings with a certificate of lawfulness and not planning approval e.g. a turkey farm on Cherry Lane had now been changed to 6 dwellings due to change in volume.

Input from Community . The residents could have a greater influence on where they live: there had to be public consultations before every large application and the developers had to demonstrate listening to the community. Neighbourhood Plans carried a large influence if devised by the parish. The local core strategy could be led by the community and there was now an option of a community right to build order.

Development was in the residents hands. It was suggested that if 50% of the Parish (decided by a referendum) were in favour of a suggested development eg Cranage could suggest building four executive homes on the land at Middlewich Road, it would be approved.

Infill plots These were not as prevalent as they were in the previous local plan.

Is the five year housing supply deliverable? This was a discussed , as it is the key to the local plan being deliverable and approved and to cease many applications being approved at appeal. There had been a major increase in the amount of planning application being approved at appeal.

Permitted development this was a difficult subject to keep up to date with as every week so far the rules had changed and different aspects allowed applications to be approved. It was not as clear as in the previous plan. Extensions to your homes did not need the same conditions before approval if certain guidelines were adhered to and followed.

Questions from the public

There was concern that the INEOS Enterprises wished to invest further in gas storage in Cheshire and it had not been included in the newsletter and a statement about Middlewich Road was put forward to the Council. The Chairman asked the resident to forward the proposal to the Parish Council for further discussion.

There was a concern about the PROW's in and around Allostock by the fishing lakes which was discussed.

A resident from 3, Byley Lane wished the speed limit on Byley Lane to be reviewed as they felt it was dangerous especially when the tractors were travelling towards the A50.

Presentation from the Village Hall by Mr J Halstead

The Village Hall Committee had refurbished the kitchen after a donation from Waste Recycling Event Network WREN, the roof had been reinsulated which was reducing energy bills, there had been a new bar area installed by Cheshire Oak Barns, gravel had been put down in front of the Hall, the roof had been repaired (the lead flashings and the guttering) and two dehumidifiers had been installed to prevent the damp up stairs. The Village Hall proposed this year to redecorate the hall and extend the play area OFFSTEAD requirement. JH summarised the how the hall functioned by 12 volunteers and encouraged any members of the public to become more involved.

The Chairman asked the public for their thoughts about contributing to a local PCSO.

The meeting closed at 8.30pm.