

# SUTTON PARISH COUNCIL

## AGENDA

**DATE:** 25<sup>th</sup> June 2020  
**TIME:** COMMENCING 7.30 p.m.  
**VENUE:** Via Zoom Virtual Conferencing (*details below*)

Dear Councillor

You are hereby summoned<sup>1</sup> to attend the Parish Council Meeting, as shown above, to consider and determine the following business:

*Members of the public are welcome to attend this meeting. To do so they will need to follow the instructions on our website <http://suttonparish.co.uk/>, or contact the Parish Council Clerk at [suttonparish@aol.com](mailto:suttonparish@aol.com) or 01625 850532 prior to the meeting<sup>2</sup>.*

- 99/20** To **receive/accept** Apologies for Absence.
- 100/20** To **receive** Dispensations and Declarations of Interest.
- 101/20** To **confirm** and sign the Minutes as a true record of the Meetings dated 12<sup>th</sup> and 20<sup>th</sup> March 2020.
- 102/20** To **receive** questions from members of the public (**Public Participation**). (*10 minutes*)

### APPROVALS MADE UNDER DELEGATED AUTHORITY

- 103/20 FINANCE** - To **accept** retrospective payments and receipts made under delegated authority as set out in Appendix 1.
- 104/20 PLANNING** - To **accept** retrospective comments made under delegated authority as set out in Appendix 2.
- 105/20 HIGHWAYS MATTERS** - To **accept** retrospective decisions as set out in Appendix 3.

### MEMBER REPORTS

- 106/20** To **receive** report from the Cheshire East Ward Member.
- 107/20** To **receive** report from Macclesfield Neighbourhood Policing Team.

### HIGHWAYS MATTERS

- 108/20** To **receive** reports from Councillors on highways issues.

### MATTERS FOR CONSIDERATION BY THE COUNCIL

- 109/20** To **consider/agree** to postpone the Annual Meeting of the Council to May 2021 (AGM).
- 110/20** To **consider/agree** to postpone the Annual Parish Meeting to May 2021.
- 111/20** To **consider/agree** to continue with delegated powers or continue to hold virtual meetings.
- 112/20** To **agree** adoption of Virtual Meetings Privacy Notice.
- 113/20** To **agree** format for viewing and taking part in Parish Council Meetings Online.
- 114/20** To **agree** adoption of General Power of Competence (GPC).
- 115/20** To **consider** Remembrance Day quotes and **consider** appointment of a Traffic Management Team.  
a. £2510 b. £1375 c. £925

### ALLOTMENTS

- 116/20** To **discuss** various issues including; unworked plots, the dumping of debris and the re-measuring of the allotment plots to be **considered** managing safely under COVID 19.

### PLAYING FIELDS - ROBIN LANE

- 117/20** To **receive** report from Park 4all @Lyme Green.
- 118/20** To **discuss** park drainage.

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<sup>1</sup> LG Act 1972 Sch 12 para 10(2) This notification provides at least three clear days' notice as required.

<sup>2</sup> Deadline six hours before the meeting.

**FINANCE**

- 119/20 Annual Audit - to **approve** Section 1 - Annual Governance Statement 2019/20.
- 120/20 Annual Audit - to **approve** Section 2 – Accounting Statements 2019/20.
- 121/20 Annual Audit - to **approve** summary of income and expenditure 2019/20.
- 122/20 Annual Audit - to **note** the Annual Internal Audit Report for the year ended 2019/20 and **consider** action.
- 123/20 To **approve** schedule of receipts and payments for March 2020.

**PLANNING**

124/20 To agree comments for return to the relevant authority for these new applications:

<b>Application No:</b>	20/2456M
<b>Proposal:</b>	Change of Use from Class A1 to Class A1 and/or Class D2 (Gymnasium)
<b>Location:</b>	Unit 7, BRINDLEY WAY, LYME GREEN, SK11 0TB
<b>Deadline:</b>	8 <sup>th</sup> July 2020

125/20 **Noted; Decisions, appeals and withdrawals this month:**

<b>Application No:</b>	20/1355M
<b>Proposal:</b>	2 storey and single storey rear extension
<b>Location:</b>	Hillside, Coalpit Lane, Langley, SK11 0DQ
<b>Decision:</b>	Approved with Conditions – 15 June 2020

<b>Application No:</b>	20/1623M - Certificate Of Lawful Existing Use/ Dev
<b>Proposal:</b>	Certificate of Lawfulness of Existing Use or Development to confirm occupation of the dwelling failing to comply with condition 4 (agricultural occupancy) on planning approval reference 73742P for more than 10 years
<b>Location:</b>	Ridge Hall Farm, Ridge Hill, Sutton, Cheshire, SK11 0LU
<b>Decision:</b>	Positive Certificate 12 June 2020

**CORRESPONDENCE**

- 126/20 To **discuss/consider** reasons behind reduction in parking on Main Road, Langley.
- 127/20 To **discuss** residents query regarding village maintenance.

**128/20 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA**

- To **discuss** putting together a Parish Council backup plan (*August*).
- To **review** list of regular due payments (*September 2020*)
- To **review** Allotment Tenancy Rates March 2022 (*August*).
- To **consider** policy for sheds/greenhouses/poly tunnels and livestock.
- To **note** bank statements and **agree** correlation with bank reconciliation up to June 2020.

129/20 **DATE OF NEXT MEETING** – To **consider** Thursday 9th July 2020 commencing at 7.30 p.m. in St. James Church Hall, Sutton.

**PART TWO**

To consider passing a resolution under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 (Section 100(a) of the Local Government Act 1972) to exclude the public and press from the meeting for the following item of business on the grounds that it could involve the likely disclosure of exempt information.

*Sarah Giller*

Clerk to Sutton Parish Council.....

18<sup>th</sup> June 2020

**Resolution 121/20**  
**SCHEDULE OF RECEIPTS AND PAYMENTS JUNE 2020**

**Receipts From:** NONE RECEIVED

**Payments To:**

DD	EON	Electricity Account Statement JUNE 2020	£169.07
<i>Spending power: Parish Councils Act 1957, s.3</i>			

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Chairman

## Resolution 103/20 - APPENDIX 1

### FINANCE

- To **accept** Approval the Income and Expenditure Report for 4th Quarter (includes 4th quarter report, end year bank reconciliation and 12mth comparison) made under delegated authority.
- To accept **approval** of Quote A for the continued maintenance in the Pleasance and Ridge Hill made under delegated authority.

**Quote A** - £600 for year (including renovating 2 benches) **Quote B** - £720 for year

- To **accept** payments and receipts made under delegated authority.

#### Receipts From:

Mrs H A Watkins and Mr K B Watkins	Allotments – Plot 10 and 11A insurance cover. <b>PAID IN</b>	£3.00
Mr R Wilmot & Mrs V D Wilmot	Allotments – Plot 1A and 2A insurance cover. <b>PAID IN</b>	£3.00
Mr J Whalley	Allotments – Plot 12 insurance cover.	£3.00
Ms S P Campbell & Mr J L Helm	Allotments – Plot 3 insurance cover.	£3.00
Cheshire East Council	1st instalment of parish precept BACS	£11250.00
HMRC	VAT claim	£1462.85

#### Payments To:

Chq 645	Sarah Giller	Clerks Salary made up of Salary £549.64 (includes 13 hrs on allotment admin) and Expenses £84.42 <b>MARCH</b>	£634.06
<b>Spending power: LGA 1972 S112 and LGA 1972 s111</b>			
Chq 656	ANSA	Drainage at Lyme Green Park.	£22,235.47
<b>Spending power: Public Health Act 1875, s.164 (LGA 1972, Sched. 14 para.27)</b>			
Chq 657	EON	Invoice EON March (Christmas lighting 2019/20)	£137.83
<b>Spending power: Parish Councils Act 1957, s.3</b>			
Chq 658	Langley Methodist Church	(hall hire 20th March)	£6.00
<b>Spending power: LGA 1972 s133</b>			
Chq 663	Cheshire Demolition	Hire of skip for Lyme Green allotments	£198.00
<b>Spending power: Smallholdings &amp; Allotments Act 1908, s. 23</b>			
Chq 664	Arrow Business Machines Ltd	Invoice Arrow Business Machines Ltd for envelopes for Sunflower Competition. (£14.40 and £2.80)	£17.28
<b>Spending power LGA 1972 s137</b>			
Chq 665	Cheshire Demolition	Hire of skip for Lyme Green allotments	£210.00
<b>Spending power: Smallholdings &amp; Allotments Act 1908, s. 23</b>			
Chq 667	Sarah Giller	Clerks Salary £549.64 and Expenses £84.42 <b>APRIL</b>	£499.00
<b>Spending power: LGA 1972 S112 and LGA 1972 s111</b>			
Chq 668	SLCC	Subscriptions (shared with Rainow Parish Council)	£86.50
<b>Spending power: LGA 1972 s143</b>			
Chq 669	Cheshire Demolition	Hire of skip for Lyme Green allotments	£210.00
<b>Spending power: Smallholdings &amp; Allotments Act 1908, s. 23</b>			
Chq 670	JDH	Audit Fees	£186.48
<b>Spending power: Spending power: LGA1972, S111</b>			
Chq 671	Cheshire Association of Local Councils	Subscriptions	£834.20
<b>Spending power: LGA 1972 s143</b>			
Chq 672	Sarah Giller	Clerks Salary £865 and Expenses £22.80 <b>MAY</b>	£887.80
<b>Spending power: LGA 1972 S112 and LGA 1972 s111</b>			
Chq 673	F Davies & Sons		£148.80
<b>Spending power: Parish Councils Act 1957, s.3</b>			
Chq 674	The Community Heartbeat Trust	Annual Support Year 2 25/3/20 – 25/5/21 Trentabank Ranger Station	£100.00
<b>Spending power: LGA 1972 s143</b>			
Chq 675	Mili Anne Bhatia	Updating the website theme	£50.00
<b>Spending power LGA 1972 s137</b>			

## Resolution 104/20 - APPENDIX 2

**PLANNING** - To accept comments made under delegated authority as set out in Appendix 2.

Application No:	20/1355M
Proposal:	2 storey and single storey rear extension
Location:	Hillside, COALPIT LANE, LANGLEY, SK11 0DQ
Comments:	<b>"Sutton Parish Council have no objection to this application unless deemed un-neighbourly"</b>

Application No:	20/1488M
Proposal:	Extension to existing building
Location:	THE OLD DAIRY, Pyegreave Farm, COALPIT LANE, LANGLEY, SK11 0DQ
Comments:	<b>"Sutton Parish Council have no objection to this application in principle subject, to the observations applied to listed properties from the relevant experts."</b>

Application No:	20/1488M
Proposal:	Listed building consent for Extension to existing building)
Location:	THE OLD DAIRY, Pyegreave Farm, COALPIT LANE, LANGLEY, SK11 0DQ
Comments:	<b>"Sutton Parish Council have no objection to this application in principle subject, to the observations applied to listed properties from the relevant experts."</b>

Application No:	20/1807M
Proposal:	Listed building consent for general refurbishment and single storey side extension
Application No:	20/1806M
Proposal:	General refurbishment and single storey side extension.
Location:	Pott Lords House, MEG LANE, SUTTON, SK11 0LY
Comments:	<p><b>"Sutton Parish Council have no objection in principle to this application however, my Members do have the following observations and reservations to make:</b></p> <ol style="list-style-type: none"> <li><b>1. The building has been empty for a considerable time and would benefit from sympathetic restoration.</b></li> <li><b>2. Members feel it is important that the original building is kept as true as possible and note that the contrast of the new single storey is practical for modern living.</b></li> <li><b>3. The building is in close proximity to barns, which have recently also had permission for conversion, so Members would add a caveat that consideration should be given to privacy.</b></li> <li><b>4. Whilst one of the reports indicates that the extension only adds 13% to the built footprint, this does not seem to take account of the fact that the current extension is to be demolished and the size of the new build extension will be much bigger than that, and would be potentially more than 30% of the total built area.</b></li> <li><b>5. The documentation makes it clear that the extension will have very different windows to the rest of the building. The proposed size of the windows for the extension are totally unsympathetic and detract from the appearance of the rest of the building.</b></li> <li><b>6. The window above the entrance porch looks fully onto the adjacent property, which is in very close proximity, and the appearance is out of keeping with the other windows in that elevation.</b></li> <li><b>7. The parking area is already hardcore and not open countryside.</b></li> <li><b>8. It has been highlighted that the proposed boundary of land to be purchased is currently incorrect but, that these drawings are to be rectified. Although mentioned in the planning statement there is no information regarding the environmental survey that has been performed (hence what mitigation steps are needed to protect the bats that are roosting in the house)."</b></li> </ol>

Application No:	20/1879M
Proposal:	Proposed single storey rear and side elevation extension (amendment to 20/0012M)
Location:	2, SELWYN DRIVE, SUTTON, SK11 0EF
Comments:	<b>"Sutton Parish Council have no objection to this application in principle</b>

	<b>however, Members have concerns regarding the erection of fencing as the plot should be left open as originally intended.”</b>
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Application No:	20/1880M
Proposal:	Single storey extension to the rear
Location:	The Well House, MEG LANE, SUTTON, SK11 0LX.
Comments:	<b>"Sutton Parish Council have no objection to this application however Members would ask that noise during the building work is contained to certain times as recommended by the Environmental Protection Officers."</b>

Application No:	20/1854M
Proposal:	Rear facing two and single storey extension
Location:	OAK LEA, LANGLEY ROAD, LANGLEY, SK11 0DP.
Comments:	<b>"Sutton Parish Council have no objection to this application unless it is deemed un-neighbourly."</b>

Application No:	20/1782M
Proposal:	Two new gable windows
Location:	FOLD COTTAGE, COCK HALL LANE, LANGLEY, CHESHIRE, SK11 0DE.
Comments:	<b>"Sutton Parish Council have no objection to this application unless deemed un-neighbourly".</b>

Application No:	20/1925M
Proposal:	Proposed agricultural storage building.
Location:	Knowles Barn, HOLLIN LANE, SUTTON, SK11 0HR.
Comments:	<b>"Sutton Parish Council have no objection to this application unless deemed un-neighbourly".</b>

Application No:	20/2086M
Proposal:	Single and two storey rear extensions, front porch extension and new outbuilding. Modifications to the window and door openings to the existing elevations. (Amendment to 20/0627M)
Location:	BROAD OAK FARM, LEEK OLD ROAD, SUTTON, CHESHIRE, SK11 0JA
Comments:	<b>"Sutton Parish Council have no objection to this application".</b>

Application No:	20/2139M
Proposal:	Two storey rear extension and single storey garden room
Location:	The Shrubberies, CLARKE LANE, LANGLEY, SK11 0NE
Comments:	<b><i>"Sutton Parish Council object to this application due to its size and scale which exceeds 30% of the original build. The extension is situated in the green belt, within an area of special county value and on the Peak Park Fringe and this will set an undesirable precedent should it be allowed to go ahead."</i></b>

### **Resolution 105/20 - APPENDIX 3**

#### **C2015- RJ06: Hollinhey Primary school crossing - footway and crossing improvements at the Church Lane/ Hall Lane Junction in Sutton.**

Members **agreed** to the following comments made under delegated authority.

Thank your email dated 30<sup>th</sup> April regarding the proposed Hollinhey Primary School crossing.

The area around Church\Hall Lane does get very congested at school times and a proportionate response is needed to ease that congestion and improve visibility up and down the road. My Members have considered your proposal and have varying concerns around the proposal:

1. The arrangement has the potential of being a trip hazard for elderly and children.
2. The proposal could be a dangerous obstacle for the visually impaired, for cars and pedestrians with trolleys or pushchairs.
3. The new footpath encourages pedestrians to be further out across the junction than at present.
4. The area is a bottleneck and does give cars the chance to pass safely however, any attempt to move this further back up Hall Lane will result in the Church Lane junction becoming blocked and impair vision for those drivers attempting to exit Church Lane on to Hall Lane.
5. It will make the junction more difficult for traffic turning left into Church Lane from Hall Lane making a dangerous tight turn in front of the pedestrians on the new protruding footway.
6. The crossroad is a difficult junction for traffic with restricted visibility in all directions making a hazardous crossing point for pedestrians.
7. Some of my Members consider the problem is more due to inconsiderate parking and therefore do not believe the proposal will prevent the parking issues.
8. Pedestrians will continue to find the quickest way to cross, i.e. diagonally and not go out on the 'spur'.
9. My Members were not overly impressed with the design and some thought that installing an old-fashioned Zebra Crossing, incorporating lines either side for no parking, would be a lot safer for children and pedestrians crossing the road.
10. My Councillors were concerned that the works appear to have been approved already before my Members have had a chance to comment effectively on the proposal.

Please could you confirm how you intend to keep our residents, who will be impacted by this, informed with respect to when the work is to commence, how long it will take, the impact on parking etc.

With regards to when the work should take place, it would have least impact if the works was to take place outside of school term time.

We look forward to hearing from you.