

# SUTTON PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING

MEETING HELD ON THURSDAY 13<sup>th</sup> January 2022 at 7.30 p.m.  
IN LANGLEY METHODIST CHURCH HALL, MAIN ROAD, LANGLEY

### PRESENT

**Councillors:** D Fosbrook (Chairman), G Barber (Vice Chairman), M Bhatia, M Eardley, J Flitcroft, B Griffiths, M Horrox, J Sinclair Smith, A Waller and T Whiskard.

**Also present:** Cheshire East Ward Councillor Andrew Gregory, PCSO Jim Newns, the Parish Clerk and four Members of the Public (MOPs).

- 1/22 **THE COUNCIL RESOLVED** to **receive** and **accept** apologies for absence from Cllr R Chamberlain.
- 2/22 **THE COUNCIL RESOLVED** to **receive** Dispensations and Declarations of Interest. **None declared.**
- 3/22 **THE COUNCIL RESOLVED** to **confirm** and sign the Minutes as a true record of the Meetings dated 9<sup>th</sup> December 2021.
- 4/22 **Public Participation – THE COUNCIL RESOLVED** to **receive** the following queries/questions:
- Resident asked whether the Parish Council were planning any celebrations for the Queens Jubilee celebrations and whether there were plans on helping residents restore the frequency of the No 14 bus. Cllr Gregory reported that he is in correspondence with the High Peak and Cheshire East regarding the bus service which is ongoing. Discussions regarding celebrations will be discussed later on the Agenda.
  - Reported that Friends of Hollinhey will be holding a scarecrow trail around the village over Easter.
  - Grapevine – noted seeing information about possible plans for Queens Jubilee.
  - Graveyard working group – there will be an update in Grapevine.

### MEMBERS REPORTS

- 5/22 **THE COUNCIL RESOLVED** to **receive** report from the Cheshire East Ward Member.
- Lyme Green Park equipment – still waiting for confirmation of the decision to move equipment from ANSA.
  - Lyme Green Park flooding - Ansa have involved United Utilities and Ward Councillor has requested details. There is a proposal to meet on TEAMS with ANSA on 28<sup>th</sup> January or 4<sup>th</sup> February. To be agreed.
  - Decrease in bus service – continues to be ongoing.
  - The Settlement - reported kerb damage and residents finding it difficult to move around. CEC said it is the charities responsibility.
- 6/22 **THE COUNCIL RESOLVED** to **receive** report from Macclesfield Neighbourhood Policing Team.
- Apologised that he has been unable to attend due to working rota.
  - Weather caused a number RTIs with vehicles stuck in the snow mid-December.
  - The surgeries have started up on a rota basis.
  - TRUCAM continues once a week mainly on Byrons Lane. Caught up to 10 vehicles speeding.
  - Kings Head – congestion not ideal but policing at discretion.
  - 18/12/21 Hanging Gate - gentleman with foreign accent showing interest in oil.
  - Reiterated that residents must ring issues in straight away.
  - Criminal damage on Morton Drive ongoing - stone was thrown through house window.
  - Theft of cycles of high value (£3000) taken from garage - Symondley Road.
  - Boat on canal towed away.
  - Reported mountain rescue of women at Teggs Nose.
  - More reports of lorries using Church Lane – PCSO will speak with the site manager.
  - School parking – continuing to visit regularly and people have started to park responsibly.
  - Attended for school talk
  - Queried about provision of post box whether Council would put one in place.
  - Parking issues at the forest not as bad as it was.
  - Congestion on bridge with cars parked either side – he will keep an eye on parking.



- Reported number of door to door salesman – there have been a number of very intimidating incidents. Incidents must be rung in so they can be checked out.

#### HIGHWAYS MATTERS

7/22 **THE COUNCIL RESOLVED** to receive reports on highways issues:

- Top of Meg Lane before bend – pot-holes extremely deep. Outside property called the “Steps”.
- Grit bins – chase up again as none have been filled. (Ward Councillor will chase).

#### MATTERS FOR CONSIDERATION BY THE COUNCIL

8/22 **THE COUNCIL RESOLVED** to agree Meetings dates for 2022.

9/22 **THE COUNCIL RESOLVED** to agree appointment of Matthew Walker as Co-opted Councillor for the Rural Ward. There were five candidates with Matthew Walker receiving the most votes.

10/22 **THE COUNCIL RESOLVED** to discuss Christmas Tree installations (Sutton, Langley and Lyme Green) Noted that the usual installers had been unable to put trees up. Alternative installer had to be used at short notice.

Noted that there was a need to find storage for the fencing and lighting with a possible nominal charge. Quote needed for storage. Councillors had to pick up trees to help with erection of trees.

11/22 **THE COUNCIL RESOLVED** to review and agree Sunflower Competition Policy and to inform Hollinghey School that members are proposing that the sunflowers be grown within the Parish and to discuss options for those outside the catchment.

12/22 **THE COUNCIL RESOLVED** to consider whether to commemorate The Queen’s Platinum Jubilee (Weekend of 2nd - 5th June 2022) and agreed to join together with other groups and set up a working group.

#### PLAYING FIELDS - ROBIN LANE

13/22 **THE COUNCIL RESOLVED** to receive report from Park 4all @Lyme Green: **Appendix 1.**

A meeting is to be arranged on-line with ANSA, Park 4all and Councillors to discuss drainage.

#### FINANCE

14/22 **THE COUNCIL RESOLVED** to approve schedule of receipts and payments for January 2022.

**Receipts From:** None received.

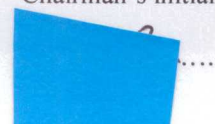
**Payments To:**

Chq 756	Sarah Giller	Clerks Salary made up of Salary £519.80 and expenses £62.88 <b>DECEMBER</b>	£582.68
<b>Spending power: GPOC</b>			
Chq 757	NSALG	Renewal of Membership Fee (15 <sup>th</sup> January 2022)	£66.00
<b>Spending power: GPOC</b>			
DD	Spoton.Net Ltd	Domain subscription and .co.uk Domain	£54.00
<b>Spending power: GPOC</b>			
DD	The Information Commissioner	Data Protection renewal fee (18/1/22)	£35.00
<b>Spending power: GPOC</b>			
DD	EON	Electricity Account lighting for November 2021	£169.07
<b>Spending power: GPOC</b>			
DD	EON	Electricity Account lighting for December 2021	£163.62
<b>Spending power: GPOC</b>			

#### Additional Items for Payment:

Chq 758	F Davies & Son Ltd	Work carried out on Christmas tree lighting in Sutton parish.	£132.00
<b>Spending power: GPOC</b>			
Chq 759	David Easterbrook	Christmas PA systems and lighting.	£40.00
<b>Spending power: GPOC</b>			
Chq 760	A Boon	Maintenance of pleasance	£600.00
<b>Spending power: GPOC</b>			

15/22 **THE COUNCIL RESOLVED** to approve Income and Expenditure report for 3<sup>rd</sup> Quarter (October – December 2021).



16/22 **THE COUNCIL RESOLVED** to note bank statements and verify figures against bank reconciliation (Oct-Dec 2021).

17/22 **THE COUNCIL RESOLVED** to review assessment of risk (a-f below) and agreed amendments and in addition, to consolidate "data protection" and "GDPR" within the risk assessment:

- a. Insurance \*
- b. Financial regulations \*
- c. Risk assessment \*\*
- d. Standing orders \*
- e. Asset register \*
- f. Model Publication Scheme.\*

\* no amendments \*\* amendments made as suggested by auditor to include supplier fraud.

#### PLANNING

18/22 **THE COUNCIL RESOLVED** to agree comments for return to the relevant authority for these new applications:

<b>Application No:</b>	21/0966M
<b>Proposal:</b>	Reserved matters application for 306 dwellings, for appearance, landscaping, layout and scale, pursuant to Condition 2 of the outline planning permission 18/3245M. The Outline consent (18/3245M) was not an environmental impact assessment application and therefore no environment statement was submitted to Cheshire East Council at that time.
<b>Location:</b>	Land at, GAW END LANE, LYME GREEN
<b>Deadline:</b>	noon on 06-Dec-2021 (SPC extended deadline to 14 <sup>th</sup> January 2022)

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **See Appendix 1.**

<b>Application No:</b>	19/1796M
<b>Proposal:</b>	Phase 1 primary infrastructure works comprising of enabling works, new highways, footpaths/cycleways, public open spaces, ecology areas and associated hard and soft landscaping, drainage and servicing works pursuant to outline planning permission 17/1874M.
<b>Location:</b>	LAND EAST OF, CONGLETON ROAD, MACCLESFIELD
<b>Deadline:</b>	7 <sup>th</sup> January 2022 (requested extension to 14 <sup>th</sup> January 2022)

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **"Sutton Parish Council noted the application and have no comments to make".**

<b>Application No:</b>	21/5703M
<b>Proposal:</b>	Alteration and adaptation including the partial demolition of an extension
<b>Location:</b>	ROSSENDALE RETREAT, HOLLIN LANE, SUTTON, SK11 0HR
<b>Deadline:</b>	12-Jan-2022 (requested extension to 14 <sup>th</sup> January 2022)

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **"Sutton Parish Council have no objection to this application."**

<b>Application No:</b>	21/6060M
<b>Proposal:</b>	Listed building consent to install an air source heating system.
<b>Location:</b>	MIDDLE COTTAGE, COALPIT LANE, LANGLEY, SK11 0DQ
<b>Deadline:</b>	26-Jan-2022

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **"Sutton Parish Council have to objection to this application."**

<b>Application No:</b>	21/6196M
<b>Proposal:</b>	Proposed Additional Industrial Units for Small Scale Businesses within Hawkshead Heavy Industrial & Haulage Park
<b>Location:</b>	HAWKSHEAD QUARRY, LEEK OLD ROAD, SUTTON, CHESHIRE, SK11 0JB
<b>Deadline:</b>	2nd February 2022

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **"Sutton Parish Council have no objection to this application."**

<b>Application No:</b>	21/6186M
<b>Proposal:</b>	Proposed rear conservatory (to replace existing conservatory) and alterations to rear elevation of original dwelling. Re-roofing to existing roof to dwelling.
<b>Location:</b>	81, ROBIN LANE, LYME GREEN, CHESHIRE, SK11 0LF
<b>Deadline:</b>	3 <sup>rd</sup> January 2022

**THE COUNCIL RESOLVED** to agree the following comments to send to Cheshire East Council: **"Sutton Parish Council have no objection to this application."**



## Appendix 1 - Park 4all @Lyme Green

1. We have been in contact with ANSA to arrange a meeting regarding the problems with drainage in the Robin Lane Park. ANSA do not want a face to face meeting due to Covid restrictions, therefore, we are trying to arrange availability dates amongst Park 4all Trustees to hold an early evening meeting via Teams.

We will contact the Parish Council and Cllr Gregory with suggested dates in January as soon as possible.

2. The Lyme Green Christmas Celebration on Friday 17th December was very successful. Fortunately it was a dry evening and enjoyed by over 200 people. Refreshments were sold and entertainment was provided by local Vocalist, the Accidental Quartet Brass Band and Christmas Carols were sung by Sutton St James Choir. The evening was a successful fundraiser for the Robin Lane Park regeneration with approximately £900 being raised.

Thank you for your support with this community event.

## Appendix 2 - Application No: 21/0966M

Sutton Parish Council would comment on the following application:

<b>Application No:</b>	21/0966M
<b>Proposal:</b>	Reserved matters application for 306 dwellings, for appearance, landscaping, layout and scale, pursuant to Condition 2 of the outline planning permission 18/3245M. The Outline consent (18/3245M) was not an environmental impact assessment application and therefore no environment statement was submitted to Cheshire East Council at that time.
<b>Location:</b>	Land at, GAW END LANE, LYME GREEN
<b>Deadline:</b>	noon on 06-Dec-2021 (SPC extended deadline to 14 <sup>th</sup> January 2022)

The Parish Council made several comments on the Outline Application (18/3245M), which was approved, following the signing of a Section 106 Legal Agreement on 28th January 2021. The following requirements made by the Parish Council were ignored by Cheshire East Council:

- a) A reduced speed limit to 30 mph along London Road from the Nature Reserve past the site into Macclesfield.
- b) Steps to be provided on the east side of the Canal Towpath onto London Road.
- c) Traffic Lights to be installed at the junction with Lindrum Avenue.

1. In terms of the October 2021 plans and documents the Parish Council wishes to express its dissatisfaction as to how both the Council and the applicants have totally ignored the serious points they have raised in relation to the development of the Lyme Green site.
2. As the outline application approved the access, which is confirmed by the Highways Officer's response dated 7<sup>th</sup> January 2022, the Parish Council wishes to repeat its serious concerns regarding the road safety implications of the proposed development. They are concerned and disappointed by the response from the Highways Department to what they see this as serious issue for residents (e.g. the lack of traffic calming measures).
3. The Parish Council also feel that inadequate provision has been given for HGV's and busses to access the industrial area at the bottom of the site where the existing lane is narrow and has no footway.
4. The current application (21/1249M) for 45 additional dwellings on the Lyme Green Settlement Land, using the "closed" Gaw End Lane as its access, will exacerbate the road safety problems, and will increase the houses on the allocated site to over 350, well in excess of the 300 figure in the Local Plan Strategy.
5. The Parish Council expressed concern regarding the limited on-site play area provision for over 300 houses, and the small financial contribution towards the LAP on Robin Lane. This situation has resulted in a large financial contribution to a new 3G football pitch on Congleton Road over 2 miles away. This is one of several examples where large financial contributions are included in the Section 106 Legal Agreement for services and facilities in Macclesfield over 2 miles away, rather than in Sutton Parish. This is highlighted by the identification of a revised site for a Community Hall adjacent to the entrance to the Council Depot, and no money provided for its construction. The need for such a facility in Lyme Green was highlighted in the Parish Plan Survey in 2012, and



**19/22 Noted; Decisions, appeals and withdrawals this month:**

<b>Application No:</b>	21/1853M
<b>Proposal:</b>	New porch, new store roof and extension, new attic roof space
<b>Location:</b>	St James House, CHURCH LANE, SUTTON, SK11 0DS
<b>Decision:</b>	Approved with conditions / 04-Jan-2022

<b>Application No:</b>	21/5940M - NON-MATERIAL MINOR AMENDMENT
<b>Proposal:</b>	Non-material amendment on application condition 2 - 17/1874M - Demolition of existing structures and redevelopment of site including up to 950 homes; a one form entry primary school (use class D1), retail development (use class A1) of up to 4000sqm; employment floorspace comprising offices (use class B1a) of up to 500sqm and warehousing (use class B8) up to 10,000 sqm or relocation of existing demolition / reclamation yard operational facilities (sui generis); associated landscaping, roads and related works - outline application, all matters reserved except site accesses from Congleton Road, Moss Lane and Moss Lane/Star Lane.
<b>Location:</b>	LAND EAST OF, CONGLETON ROAD, MACCLESFIELD, CHESHIRE
<b>Decision:</b>	Approved / 15-Dec-2021

<b>Application No:</b>	21/4304M
<b>Proposal:</b>	Demolition of stables & barn and the erection of an agricultural building.
<b>Location:</b>	CLOUGH HOUSE, BUXTON NEW ROAD, MACCLESFIELD, CHESHIRE, SK11 0AD
<b>Decision:</b>	Approved with Conditions

**CORRESPONDENCE**

**20/22** Cheshire Draft Speed Management Strategy - Public Consultation 1st December 2021 (deadline 31st January 2022). **THE COUNCIL RESOLVED** to agree to answer the consultation to ensure the inclusion of a reference to the successful speed reduction Quiet Lanes project established some years ago. The Parish Council wants to know if this initiative is being maintained. The Parish Council would like to ensure that this is included in The Speed Management Strategy as part of "education" and "engineering".

<https://surveys.cheshireeast.gov.uk/s/SpeedManagementStrategyConsultation/>

**21/22** Cheshire East Council Budget Consultation 17<sup>th</sup> & 20<sup>th</sup> January 2022 – 6p.m. via Teams. **THE COUNCIL RESOLVED** to note the engagement.

[https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/consultations/budget-engagement.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/consultations/budget-engagement.aspx)

**22/22 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA**

To **consider** requesting a meeting to discuss state of roads with Cheshire East Highways.

To **consider/agree** to transfer to online banking either to Unity Trust Bank or to continue with NatWest.

To **receive** report from Macclesfield Forest & Wildboardclough Working Group.

To **review** report from church yard working group.

To **review** Parish Council Policies. (February)

To **receive** report from Climate change Working Group.

To **receive** report on the Queen's Platinum Jubilee celebrations.

**23/22** **THE COUNCIL RESOLVED** to agree DATE OF NEXT MEETING - Thursday 10<sup>th</sup> February 2022 commencing at 7.30 p.m.

The Meeting was declared closed by the Chairman at 10.02 p.m.



Bovis Homes indication that they were willing to provide "Community Rooms". The Parish Council has made it clear that it would like this land to be gifted to it.

6. The Parish Council also made it very clear that there was a need for bungalows in Lyme Green and Sutton, and that the provision of 3 storey accommodation was totally inappropriate on the site. The Reserved Matters application makes provision for 5 bungalows on a site of 306 dwellings and retains an apartment block on the highest part of the site, overlooking the Canal Conservation Area. The Parish Council strongly objects to the lack of provision of bungalows on the site, which would meet the requirements of an ageing community within Lyme Green and Sutton Parish.
7. In considering the Reserved Matters application, the Borough Council has been faced with an initial submission of detailed plans in February 2021, which did not address the requirements of the 37 planning conditions attached to the Outline Approval. This has meant the consultees in responding to the February detailed plans raised several matters which the applicants took 8 months on attempt to address. In late October, 150 plans and documents were submitted, which several consultees have not yet responded to.

These include the Urban Design Officer who raised several strong objections to the proposed layout and the design and appearance of the development in a detailed response dated 18<sup>th</sup> May 2021. In addition, the Council's arboricultural officer raised concerns that Planning Condition 32 attached to the Outline Approval had not been addressed. His concern was the need to protect the trees on the site.

8. The Parish Council strongly objects to the housing layout, and its impact on the Macclesfield Canal Conservation Area. The proposed development should protect and enhance the Conservation Area, and its setting, but the design and appearance of the housing along this important edge to the development will have an adverse impact. The provision of 3 storey utilitarian designed apartments, and houses on the highest part of the site would be unacceptable along any edge of the site, least of which the most sensitive section which adjoins a heritage asset. The harm to this asset is substantial and far outweighs any public benefits resulting from the development.
9. The Parish Council notes that the planning application is "to be decided under delegated authority", this is of serious concern as it involves the details of a major planning application, involving over 300 houses. This represents a doubling of the size of Lyme Green, without any provision for the appropriate facilities or services required in the parish.