

SUTTON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING

MEETING HELD ON THURSDAY 10th MARCH 2022 at 7.30 p.m.
IN LANGLEY METHODIST CHURCH HALL, MAIN ROAD, LANGLEY

PRESENT

Councillors: D Fosbrook (Chairman), R Chamberlain, M Eardley, J Flitcroft, B Griffiths, M Walker, A Waller and T Whiskard.

Also present: Cheshire East Ward Councillor Andrew Gregory, the Parish Clerk and one Member of the Public (MOP).

- 51/22 THE COUNCIL RESOLVED** to **receive** and **accept** apologies for absence from PCSO Jim Newns and Cllrs G Barber (Vice Chairman), M Bhatia, M Horrox and J Sinclair Smith.
- 52/22 THE COUNCIL RESOLVED** to **receive** a disclosable pecuniary interest from Cllr Flitcroft in relation to **Item 70/22** planning application 22/0390M.
- 53/22 THE COUNCIL RESOLVED** to **agree** and sign the Minutes as a true record of the Meeting dated 10th February 2022.
- 54/22 Public Participation – THE COUNCIL RESOLVED** to **receive** the following queries/questions from MOP:
- Reported that the Grapevine will be free for a year. Residents will need to be register with the Grapevine to receive a copy.

MEMBERS REPORTS

- 55/22 THE COUNCIL RESOLVED** to **receive** report from the Cheshire East Ward Member.
- Attended Macclesfield Forest & Wildboardclough Working Group meeting. Positive meeting. Forest is a lot quieter and generally things are going back to pre-lock down.
 - Hedges taken down – liaising with Cheshire East planning team regarding the removal of hedging on main road.
 - Dans Moss planning submission – liaising with other stakeholders including the Peak Park and MP David Rutley.
 - Reported there will be an extra £18m going towards roads.
 - Highways – reported repaired footpath outside settlement.
- 56/22 THE COUNCIL RESOLVED** to **receive** report from Macclesfield Neighbourhood Policing Team. (See Appendix 1)
- 57/22 THE COUNCIL RESOLVED** to **receive** report from the Churchyard Working Group:
A questionnaire has been distributed to residents (deadline 27th March).
- 58/22 THE COUNCIL RESOLVED** to **receive** report from Macclesfield Forest & Wildboardclough Working Group (meeting 2nd March). (See Appendix 2)

HIGHWAYS MATTERS

- 59/22 THE COUNCIL RESOLVED** to **receive** reports on highways issues: There was nothing new to report.

MATTERS FOR CONSIDERATION BY THE COUNCIL

- 60/22 THE COUNCIL RESOLVED** to **agree** to purchase 192m of bunting per village (Sutton, Langley and Lyme Green) approx. cost £259.08 with respect the commemoration of The Queen's Platinum Jubilee (Weekend of 2nd - 5th June 2022). Bunting will be distributed within each village.
It was reported that there would be a meeting on Thursday 17th March for all groups at the Ex-servicemen's Club.
It was reported that a grant of around £125 is available through Cheshire East Council for events.
- 61/22 THE COUNCIL RESOLVED** to **discuss** the long-term future of the pond, at the former Langley Business Park, and the potential of Seddon gifting the pond to the Parish Council or fishing club and **agreed** that the Council had no objection if it was offered to the fishing club.

Cllr Gregory asked for views on the following:

- A proposal from Seddon for light commercial units at the Business Park and asked Members for their views. Councillors felt that light units were a good thing for the area, but with the caveat that they would not wish to see any more than one tenant occupy more than two of the units. The concern being that one company could take a large number of the units which would result in a large business occupying the units and defeat the objective of ensuring that the units are used by local businesses. **Item 64/22** - Members had no further issues regarding the reduced the operating times.
- Open water course – Councillors did have concerns about the proposal to enclosure the culvert which carries the steam to the east of the site. There were concerns voiced as to the loss of wildlife and of course an enclosed stream will mean that the water travels faster. Mention was also made that as this is a designated stream would Environmental Agency be required to give a permit to enclose the stream.

62/22 THE COUNCIL RESOLVED to agree Climate Change Working Group Action Plan.

63/22 THE COUNCIL RESOLVED to consider briefing note Macclesfield Forest Restricted Parking Zone and **agreed** that none of the options were acceptable and the preference was to leave matters as they are and review in 12mths time.

64/22 THE COUNCIL RESOLVED to considered amendment to planning application at Former Langley Business Park under **Item 61/22**.

PLAYING FIELDS - ROBIN LANE

65/22 THE COUNCIL RESOLVED to receive report from Park 4all @Lyme Green and to **note** that:

- Volunteers are meeting tonight to plan the Platinum Jubilee event in Robin Lane Park.

66/22 THE COUNCIL RESOLVED to receive report from Members regarding TEAMS meeting (17th February) on drainage issues in the park: Cllr Waller and Fosbrook attended. Soakaway being diverted into field into drainage culvert. Ansa have arranged this with landowner and will be informing residents.

ALLOTMENTS

67/22 THE COUNCIL RESOLVED to consider state and structures on vacant plots 7A and 8A and **agreed** Councillors need to measure that the size of the poly-tunnel conforms with sheds and poly tunnel policy and decide whether it needs removing.

FINANCE

68/22 THE COUNCIL RESOLVED to approve receipts and payments for March 2022.

Receipts From: None received.

Payments To:

Chq 766	Sarah Giller	Clerks Salary made up of Salary £553.70 and expenses £50.56 FEBRUARY	£604.26
Spending power: GPOC			
Chq 767	Arrow Business Machines Ltd"	Purchase of A4 white paper.	£16.46
Spending power: GPOC			
Chq 768	Langley Methodist Church	Room hire December, January and February.	£91.00
Spending power: GPOC			
Chq 772	NSALG Ltd	Allotment Tenants renewal.	£93.00
Spending power: GPOC			
Chq 769	S Giller	Lockable letter box for residents to contact PCSO.	£23.90
Spending power: GPOC			
Chq 770	Gallagher Insurance Brokers Limited	Insurance renewal	£1685.71
Spending power: GPOC			
Chq 771	H Oldfield & son Limited	Leaflets (Invoice Oct 2021)	£20.00
Spending power: GPOC			
DD	Spoton.net Limited – it'seeze.com	1 x Domain and.co.uk domain subscription. FEBRUARY	£54.00
Spending power: GPOC			

69/22 THE COUNCIL RESOLVED to note bank statements and verified figures against bank reconciliation.

PLANNING

70/22 THE COUNCIL RESOLVED to agree comments for return to the relevant authority for these new applications:

Application No:	22/0390M
Proposal:	Proposed new build pair of semi-detached 4 bed houses including associated parking, landscaping & site drainage
Location:	Land on LANGLEY ROAD, LANGLEY, SK11 0DW
Deadline:	9 th March 2022 (Extended to 11 th March)

Cllr Flitcroft left the meeting.

THE COUNCIL RESOLVED to agree the following comments to send to Cheshire East Council: "Sutton Parish Council would object to this application for the following reasons: **See Appendix 2.**"

Cllr Flitcroft returned to the meeting.

Application No:	22/0591M
Proposal:	Prior approval for a single storey, full width, rear extension with pitched roof extending 4.10 metres beyond the rear wall, maximum height of 3.75 metres and eaves height of 2.25 metres
Location:	16, FITZWILLIAM AVENUE, SUTTON, SK11 0EJ
Deadline:	9th March (extended to 11th March)

THE COUNCIL RESOLVED to agree the following comments to be sent to Cheshire East Council: "***Sutton Parish Council have no objection to this application unless deemed unneighbourly***".

Application No:	22/0602M
Proposal:	ALTERATIONS TO EXISTING EXTERNAL ALTERATIONS (WINDOWS AND DOORS) NEW AREA OF DROPPED KERB TO PAVEMENT
Location:	40, HALL LANE, SUTTON, CHESHIRE, SK11 0EP
Deadline:	9th March (extended to 11th March)

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

Application No:	22/0737M
Proposal:	Single storey rear extension
Location:	3, STANIER CLOSE, LYME GREEN, SK11 0LS
Deadline:	17th March

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

Application No:	22/0375M
Proposal:	Replacement of existing unsound outbuilding with new oak frame structure containing garage, stable/store and amenity/leisure room.
Location:	CIVIT HILLS FARM, HOLLIN LANE, SUTTON, CHESHIRE, SK11 0NN
Deadline:	30-Mar-2022

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

Application No:	22/0710M
Proposal:	2 Storey side extension and remodelling of building frontage with a single storey extension. This is to provide ground floor wc, a small secondary lounge, and increase the size of the sitting room and entrance hall as well as provide additional bedroom at first floor.
Location:	25, MORTON DRIVE, SUTTON, SK11 0ED
Deadline:	23 rd March 2022

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

Application No:	22/0712M
Proposal:	Prior approval for change of use of 2no. agricultural buildings to residential
Location:	Nab End Farm, WITHENSHAW LANE, SUTTON, SK11 0NH
Deadline:	23-Mar-2022

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

71/22 Noted; Decisions, appeals and withdrawals this month:

Application No:	21/1560M
Proposal:	application for the retention of a small solid wood shed.
Location:	Civit Hills House, HOLLIN LANE, SUTTON, SK11 0NN
Decision:	Approved with conditions / 25-Feb-2022

Application No:	21/3531M
Proposal:	Floor plan alterations, including the adaption of an existing first floor. Front and rear extensions to include bay windows, porch, garage and dormer windows.
Location:	Ridge End, Langley Road, Langley, SK11 0DR
Decision:	Approved with conditions / 22-Feb-2022

CORRESPONDENCE

72/22 MOP – request that the Parish Council write to the Chief Executive of United Utilities to express the concerns raised by residents regarding their ability to fulfil their own actions and promises concerning Macclesfield Forest.

THE COUNCIL RESOLVED to **agree** to respond to resident expressing understanding of their concerns but, it was felt that some issues were out of United Utilities (UU) control and some take time to implement. Members **agreed** with suggestion that a representative from UU attends the Annual Parish Meeting to address resident’s concerns.

73/22 MOP – Land at Gaw End Lane, Lyme Green – concerned regarding removal of hedgerow. Dealt with under **Item 55/22**.

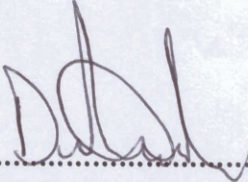
74/22 MATTERS FOR INCLUSION ON NEXT AND FUTURE MEETING AGENDA

- To **discuss** project for the Pinfold.
- Annual Meeting of the Council (Election of Chairman and Vice Chairman). *(May)*
- Annual Parish Meeting. *(May)*

75/22 THE COUNCIL RESOLVED to **agree** **DATE OF NEXT MEETING - Thursday 14th April 2022** commencing at 7.30 p.m.

There being no other business the Chairman declared the meeting closed at 10.25 p.m.

Minutes agreed by Sutton Parish Council as a true record


..... Chairman

Appendix 1 – Macclesfield Neighbourhood Policing Team.

- Continues work at Hollinhey Primary School regarding parking and school intervention.
- Continued surgeries at Ex Servicemen Club and Langley Village Hall.
- Next Surgeries are: Friday 18th March - Ex Servicemen Club 5-6pm.
Tuesday 29th March - Langley Village Hall 8-9pm
- Post box should be installed at the ex-servicemen's club.
- Continued Trucam on Byrons Lane regarding speeding vehicles.
- A number of thefts have occurred:
7/2/2022 - Theft of cycle Langley Road
7/2/2022 - Shed break in Main Road Langley
27/2/2022 - Theft of cycle Langley Road
- Door to door, CCTV etc and property marking kits handed out.
12/2/2022 - Theft from Currys, Lyme Green business park
22/2/2022 - Fraud Elderly female Meg Lane

Appendix 2 - Macclesfield Forest & Wildboardclough Working Group (meeting 2nd March)

- Forest quiet with reduction in anti-social behaviour and visitor numbers down to pre-COVID levels.
- There will be larch felling in the forest to combat spreading of disease.
- A grant has been received for bi-diversity expenditure.
- Councillors raised concerns expressed by resident at the Council's February meeting:
 - The delay in releasing the traffic survey is due to waiting for feedback from Cheshire East Highways.
 - United Utilities do not publicly publicising the forest. Growth in visitors is largely through social media.
 - Regarding mounting biking – they are trying to put together a working group with mounting bikers to help police themselves. This has been largely successful in other areas. They have seen a large drop in the number of bikers.
 - The use of forest yard was a one-off trial and will not be continued.
 - A forest fire action plan is in place and they are liaising with fire brigade. Practice will take place once a year. With regards blocking access to forest fire brigade assured the meeting that they will get through whatever access issues confront them.

Appendix 3 - Planning

Application No:	22/0390M
Proposal:	Proposed new build pair of semi-detached 4 bed houses including associated parking, landscaping & site drainage
Location:	Land on LANGLEY ROAD, LANGLEY, SK11 0DW
Deadline:	9 th March 2022 (Extended to 11 th March)

a) Risk of Flooding

There is a stream running from the hill behind down through this plot of land, and although it was culverted many years ago, (the drain cover for the culvert is in the centre of this plot), it has not been maintained in recent years, resulting in regular flooding in this land and across the road, particularly in times of heavy rainfall. The whole field on the hill behind had been previously well fitted with land drains, which were regularly maintained by the farmer. However, in recent years these drains have not been maintained and have been broken due to heavy machinery being used on the land. This has resulted in flooding in the gardens and houses on Langley Road.

The plan for this plot shows the level to be dug out further to provide a lower ground level for the houses, which would likely cause flooding in the foundations of the new buildings as well as the foundations of houses no 6 and 7, unless the drainage of the plot has been properly addressed.

Unless the stream and associated drainage of this plot is addressed adequately, building of houses on this site would create an increased flood risk to the neighbouring houses.

b) Sewerage

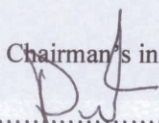
The sewer systems from the houses on Langley Road come across from the back and front of No 7 (we are not sure about No 1-6) and meet in the lower part of this plot. Building over existing sewer systems is itself a major concern, which is somewhat considerably compounded by the likely increased flood risk mentioned above.

c) Building Line etc.

There are 10 houses in Manor Terrace, 5 pairs of semi-detached houses built in 1923 to 2 designs, so that 2 pairs are of one design and 3 pairs are of the other. Each has front and back gardens with a drive which goes down the side of the house. The application shows a three storey design which is completely out of keeping with the rest of Manor Terrace, or indeed the other semis further down Langley Road. The houses look close to the boundary of the plot on both sides.

It looks as if the area of the plot may have been exaggerated somewhat, as to the possibility of parking 6 cars.

We would re-iterate there is major flooding created by watercourse cascading down to the hill and through the site being the reason the site remains undeveloped (as was indicated by the Flood Risk Team as their response to 17/6001M (the revision of the original application)).


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