

Summons to the Meeting of Antrobus Parish Council

**Agenda for The Antrobus Parish Council Meeting to be held on
Monday 21 Jan 2019 at 7:30pm
at Antrobus St Marks School after 7:15pm Open Forum**

- 1. To receive apologies for unavoidable absence**
- 2. To receive Members' Declarations of Interest**
- 3. To approve minutes of the Annual Parish Council meeting held on 19 Nov 2018**
- 4. Matters Arising**
Corner Reed/Barbers Ln War Memorial Fire hydrants
- 5. Planning**
 - 5.1. To consider planning decisions and applications to the date of the meeting (appendix 3).
 - 5.2. To respond to property owner correspondence
 - 5.3. Enforcement – to receive an update and act on any concerns including Applejacks
 - 5.4. Planning for possible future multi-home developments
- 6. Highways**
 - 6.1. To ratify a request for CW&C to extend the proposed 20mph speed limit to a Home Zone including Knutsford Road.
 - 6.2. Gibb Hill traffic calming - update
 - 6.3. HGVs and signage Crowley (High Leigh, CE) and Appleton Thorn (Warrington BC). HGV incident Antrobus. Contacting Haulage contractors – update and further action.
 - 6.4. Dangerous verge Barbers Lane - update
 - 6.5. Any new Highways concerns
- 7. Open Forum - To discuss any issues raised**
- 8. Playground & defibrillator**
 - 8.1. Inspection, repairs & insurance – to receive an update
 - 8.2. To consider relocation of defibrillator on the Village Hall
- 9. Accounts, Finance & Legal**
 - 9.1. To note the accounts in Appendix 1
 - 9.2. To consider the payments list Appendix 2.
 - 9.3. Preparation for (un)contested Elections incl. approval of appropriate overtime
- 10. Meeting room – To consider locations for future meetings.**
- 11. Consultations – police funding**
- 12. Training - Informal training for PC's**

13. Representatives & Working Groups - To receive reports

Finance, Planning, Media, Traffic, Land drainage, Rural Broadband, Village Hall, Homewatch / Police, BKV, ChALC, Defibrillator

14. Notable Correspondence

Precept info from CW&C, visibility on the A559; Lord Mayor's Banquet; provisional local government settlement; 20 mph scheme report; Local Plan Part 2 amendments; Plunkett foundation (local businesses); Northwich TC win NALC star council; size of local parishes reported; Operation London Bridge (The Queen)

Simon Palmer 15 Jan 2019

To record your apologies and reasons for unavoidable absence please contact me on 01606 891462 or email antrobuspc@yahoo.co.uk

Appendix 1 Accounts

Current a/c 5 Nov	£ 3,767.89	Reserve a/c 5 Sep	£ 24,425.26	Income:
Cash book	£ 3,767.89	Reconciliation:	0 cheque(s)	none

Appendix 2 Payments

Clerk – expenses	£ 59.28		LGA 1972 s 111
Annual SLCC Subscription	£ 89.00		LGA 1972 s 111
Annual ALCC Subscription	£ 40.00		LGA 1972 s 111
Air Ambulance donation	£ 100.00		LGA 1972 s 137

Appendix 3 Recent planning decisions.

[Key: PC Parish Council; PWG Planning Working Group, CW&C Cheshire West]

FOR PC CONSULTEE comment or noting of PWG comment:

18/04709/S73 Field Opposite Oak Lodge Barbers Lane - Removal of condition 6 (personal use) of planning permission 4/35074. PWG 14/1/19: Antrobus Parish Council has no objection to the closure of the existing entrance into the field and no objection to a replacement entrance on Pools Platt Lane with less restrictive conditions. Observation: we are not sure why S73 'Non-compliance With Conditions' is being used here.

18/04546/FUL Land At Oak Lodge, Barbers Lane - Change of use of land to equestrian and erection of new stable block, hay barn and menage. PWG: 19.12.18: At present I presume the site is designated agricultural in open countryside and part of the North Cheshire Green Belt. The site area edged red is 10.6 acres. There are no existing buildings shown on it. The proposed stables are new to the site and sited along one boundary offering a monotonous fringe or elevation to Barbers Lane.

I am not sure why this is described as a change of use application in this context. The stables are not a change of use as no buildings exist on the site.

Grazing of horses is not an equestrian use in its generally accepted meaning. It is an agricultural use like any grazing land would be. Equestrian use is a more intensive use relating to horses which the application does not give any detail thereof. Therefore as described the application is in fact an application to develop land for a use other than agricultural use and the erection of buildings on that land. That is development under s55 of the T&CPA 1990 requiring planning consent under s57. Two points to make in response to the consultation;

1. The land should remain agricultural for the site edge red and not be granted a non-agricultural use classification. The PC therefore objects to the reclassification whether treated as a change of use or if treated as a new application for consent to develop.

2. An application for the building of stables in principle is not objected to and is consistent with an agricultural use. The form of those stables and their position on the land edge red should seek to retain the characteristics of an agricultural setting with an appropriate palette of materials reflecting the visual characteristics of North Cheshire. The PC objects to the application for this

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element in its current form specifically their location, physical form (offering a monotonous fringe or elevation to Barbers Lane) and apparent materials.

3. If it were granted however, a neater solution with landscape screening is requested.

RECEIVED CWAC DECISION:

none

AWAIT CWAC DECISION:

Warrington BC 2018/33662 STRETTON AIRFIELD, ARLEY ROAD, APPLETON, WARRINGTON, WA4 4RG - Proposed Single dwelling with construction of subterranean car storage facility and landscaping and associated works accessed from Crowley Lane. - PC 19/11: Objects to the description and lack of noise assessment and lack of statement of intended use (for full text see Nov 2018 minutes).

18/04087/FUL Land at Keepers Lane - Erection of agricultural building. – PC 19/11: No objection.

18/03831/FUL & 18/03726/FUL Oakdale Cattery Oakdale Farm Keepers Lane CW9 6NP

- Detached double garage - PC 15/10: no objection

- Demolition of existing extensions and detached building and erection of single storey extension to cattery building - PC 15/10: no objection.

18/03306/S73 Chestnut Farm Barbers Lane CW9 6JP - Variation of Condition 2 (Temporary Commercial Use) of 17/04338/FUL – PC 17/9: Objects. For full text see Oct 2018 minutes

18/02188/FUL - Nook House Farm - Change of use of existing barns into 3 dwellings (retrospective) PC: 22/8: The Parish Council objects (for full text see Oct 2018 minutes).

17/01666/FUL | Erection of 15 dwellings | Land At Knutsford Road Antrobus – latest developments