

**Minutes of The Antrobus Parish Council Meeting  
on Monday 20 Sep 2021 at Antrobus Village Hall**

Present

|                       |                     |               |
|-----------------------|---------------------|---------------|
| Mr S Batey (Chairman) | Ms C Bailey         | Mr A Dunkley  |
| Mrs C Bunn            | Mr C Wright         | Mr P Harrison |
| Mrs H Metcalfe        | Mr S Rigby          | Mrs H Vanek   |
| Cllr N Wright (Ward)  | Mr S Palmer (Clerk) |               |

**Open forum.** 10 villagers attended plus 3 presenters. S Grimster, S Fleming and R Mackay presented from Grimster Planning, Mulbury Homes and Heylo Housing respectively. The Housing Needs Survey had a 24.8% response which is considered by CWAC as good. 17 households are estimated to have people looking to set up in a new home. The proposal is for 10 affordable homes on a shared ownership basis and 5 market value homes opposite the village hall on Knutsford road. There will be a public consultation on 30 Sept between 4-7pm, with potentially a planning application in Oct/Nov. Questions were raised including flooding, electricity overhead lines, future expansion and quality.

**The meeting started at 7:44pm**

- 1. Apologies for unavoidable absence** were received from Cllr L Gibbon (Ward) and Cllr P Marshall (Ward)
- 2. Member's Declaration of interest** – C Wright, item 5.2
- 3. Minutes** of the PC Meeting held on 19 Jul 2021 - **(21/46)**  
**RESOLVED** to accept the minutes as a correct record of the meeting.
- 4. Matters Arising**  
Village Spring Clean – the event went well. Thanks were expressed for a villager for supplying an emergency supply of hi-vis jackets. CWAC have made an offer of providing litter pick equipment on long term loan – this will be accepted.  
Litterbin emptying is displayed on a schedule on the CWAC website.
- 5. Planning**  
5.1. Actions arising out of the open forum presentation – since experience of 2017 suggests that a planning application might be approved by CWAC, key points will be made to the developer when it is being drafted, not after. The s106 legal document content affects affordability in perpetuity but it was not made public last time. A copy of the previous draft will be requested.

The public consultation on 30 Sep is awaited and the chairman will set up a Parish Meeting with the developer and the agent invited.

- 5.2. Planning decisions and applications were noted as appendix 3.
- 5.3. Enforcement – A gate has been widened further up the same field but it is not believed to be Applejacks. No action.

## **6. Highways**

- 6.1. Arley Harry Potter experience – potential impact on highways – There is no information to verify the traffic management. The clerk has written twice, but is being told more information will be shared when the Traffic plan is finalised. Police, Fire and Local Authorities have been contacted. It has been confirmed however that the chosen main routes are from Knutsford and from Appleton Thorn. Ticket holders are asked to avoid Antrobus centre.

Arley will be informed of the potential clash with Spooky World events and asked for a contact number in the event of traffic congestion blocking a medical emergency. CWAC will be asked what procedures are in place to review how the event is going.

- 6.2. Flood prevention – the Flood Equipment Hub will be shortly installed and the Flood Action Plan completed. We have some sandbags already but further CWAC supplies await a Cabinet meeting approval. Funds from Members budget to be applied for.
- 6.3. Signage – 4 designs. One will be made as a mock up to show Highways. Updated costs are awaited.
- 6.4. Pavement quality – photos are awaited so the clerk can chase for action.
- 6.5. Appleton Thorn HGV signage – deferred.
- 6.6. New Highways concerns
  - Placing items on the verge – info on verges and the law is on the PC website
  - Fence alongside Old Orchard walkway - owner to be contacted
  - Lowe Crescent and Brow Lane signs need replacing – to be reported
  - Litter after recycling lorries – to be reported again

## **7. Open Forum – See item 5.1.**

- 8. Ward Councillors** – N Wrights and L Gibbon have inspected potholes across the Ward over a 3 day period and reported them to Highways. Winnington Bridge has a 5 year life, 3 options being considered - pushing MPs for use of the governments levelling up fund. Flood mitigation – chased for dates for the s19 interim report.

School Bus – looking at options for CWAC to support parents independently of the free service/spare seat model. Mar 2022 green bin will cost £40 annually. Planning backlog raised with Chief exec. The new code of conduct is going to Full Council in Jan 2022.

**9. Playground & Defibrillator**

- 9.1. Weekly Inspections – handover fully achieved with google sheet online updates in operation
- 9.2. Northwich Town Council inspection – reviewed. Task list defined, including painting the slide and Multi-Activity unit.
- 9.3. Members Budget Offer of a 2<sup>nd</sup> defibrillator (matched funding) - **(21/47) RESOLVED** to decline the offer.
- 9.4. CPR training – to ask for the level of interest through the village news and social media.

**10. Accounts, Finance & Legal**

- 10.1. The accounts in Appendix 1 were noted.
- 10.2. **(21/48) RESOLVED** to approve a budget re-allocation to avoid overspend, as defined in the Aug cashbook.
- 10.3. **(21/49) RESOLVED** to approve the payments list Appendix 2
- 10.4. Training recently attended – data protection guidance was noted but we will continue with councillors own emails. Planning training slides are to be circulated.

**11. WWI Tommy soldier silhouette** – installation mid Oct near the flag pole. The intention is for a permanent installation. A press release on social media with help from Royal British Legion will be arranged.

**12. Antrobus Arley Fibre rollout** – reported complete by 16 Aug. **(21/50) RESOLVED** to approve a budget of £75 to express thanks to R Betts.

**13. Healthwatch Across Cheshire** – (20 Sep -19 Nov) They will be asked to schedule the promotional van to visit Antrobus.

**14. Meeting arrangements** – The next 2 meetings will be at St Marks church.

**15. Consultations since last meeting**

Residents Voice Northwich (Police) will be responded to.

The following were noted:

Parliamentary boundaries – Boundary Commission propose Antrobus leaves Tatton and joins 'Northwich' new constituency.

Migration of UK PSTN telephone services to broadband-based.

Other consultations are listed in section 17:

**16. Representatives & Working Groups** - Report on Plastic Free Village: A committee of three people has been set up. The email address for all correspondence is - [plasticfreevillage@outlook.com](mailto:plasticfreevillage@outlook.com). Village Hall and School will be contacted. We will launch with an article in the village news. HGV incidents: none to report.

## 17. Notable Correspondence.

Complaint about sinking curb. Concerns from villagers about potential impact of Harry Potter event. Open shutters on Recycling Vehicle. Update on how the voting went for the CWAC waste strategy. Invite to support a community online directory. Northwich Jobs and Volunteer Fair 24 Sep. Manchester Airspace – a) project re-started and next phase 2Q2021 b) survey on prospective sites of 50+ housing units. Chalc Annual conference Wed 29 Sept evening. Consultations: Long COVID survey. Local Nature Recovery Strategies. National Bus Strategy - Public Engagement. Draft Police and Crime Plan. Call for evidence for National Resilience Strategy. Performance Management in Councils.

## The Meeting ended at 10:07pm

The next meeting of the Parish Council will be **held on Monday 18 Oct 2021 at 7.30 pm** by ZOOM videoconferencing. Open Forum at 7:15 pm.

### Appendix 1 Accounts for previous month

|                    |             |         |                       |
|--------------------|-------------|---------|-----------------------|
| Current a/c 3 Sep: | £ 12,512.83 | Reserve | £ 24,501.51 a/c 3 Sep |
| Cashbook:          | £ 12,512.83 | Income: | £ nil                 |

### Appendix 2 Payments

|   |          |  |                |
|---|----------|--|----------------|
| <u>Pre-approved, for ratifying:</u> Chalc – training 24.11.20 (payment overdue)                                 | £ 25.00  |  | LGA 1972 s 111 |
| S T Batey – Equipment Hub Shed  | £ 395.00 |  | LGA 1972 s 111 |
| <u>For approval:</u> Clerk – expenses incl. £210 Tommy statue and Defib pads £61.20 purchased with credit card. | £ 332.40 |  | LGA 1972 s 111 |
| Royal British Legion – annual donation  | £ 100.00 |  | LGA 1972 s 111 |
| HMRC – Quarterly tax  | £ 262.00 |  | LGA 1972 s 111 |
| Andrew Lawless – Gardening Services   | £ 405.00 |  | LGA 1972 s 111 |
| Chalc – Training – invoice 234 & 261 £30 each   | £ 60.00  |  | LGA 1972 s 111 |
| Wright Builders – Fix bus stop slates 14 Aug  | £ 65.00  |  | LGA 1972 s 111 |

### Appendix 3 Recent planning applications.

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

#### **FOR PC CONSULTEE comment, or noting:**

21/00499/FUL Land At Flash Farm, Flash Lane, Antrobus, Northwich, Conversion of barn to dwelling with single storey extension - amendment to application 20/03684/FUL. PC 20/9: No action.

Appeal APP/A0665/W/21/3279008 21/00064/REF 21/02995/FUL Land At Nook Lane - Erection of store for machinery and produce. PWG 6/9:

Object. The proposed barn is of a significant size. Whilst not wanting to restrict a proposal for a genuine agricultural development of appropriate size we question the need for the size of development proposed. We recommend an expert assessment of the design statement. We also note it is based on anticipated future production from planned expansion through future buying or renting rather than historical results.

Such a size has with inevitable visual impact. We don't notice any further landscaping to camouflage it and avoid harm to the character of the countryside  
It will be visible from the road and may impact the landscape and possibly impact the nearby residential premises.

If the Council consider the requirements as to size, effect on the landscape and neighbouring properties are satisfied, we would support the proposal subject to the withdrawal of permitted development rights for 10 years. (To become no more than a storage building for light industrial kit would set an inappropriate precedent.)

## ANTROBUS PC MINUTES 20 SEP 2021

21/01065/FUL & 21/01066/LBC Crowley Lodge Lodge Lane CW9 6NR - Single storey rear extension with a basement to an existing dwelling, single storey extension to existing cottage, demolition of barn and erection of a leisure building, erection of a 4 car garage with loft space and associated external works and new drive arrangements. PWG 24/5: The Parish Council has no objection. 28/7 additional information received (18 Aug)

21/01021/FUL Wildacre Farm Occupation Lane CW9 6JS - Proposal: Extension of existing outbuilding to form gym/study, together with construction of building to form store, tack room and WC. PC 19/4: No objection but clarification is required on the size increase relative to the existing structure. (amendments / additional information provided) (28 July).

### **CWAC DECISIONS MADE (SINCE LAST MEETING):**

21/02341/FUL & 21/02342/LBC The Pole Pole Lane CW9 6NN - Two storey rear extension, construction of a Boiler House, demolition of a Triple Garage, and internal and external alterations – retrospective – PC 20/7 No objection, CWAC: Approved

21/02203/FUL The Pole Pole Lane CW9 6NN - Addition of gate piers, gates and railings, new steps and paving, alterations to Proposal: the driveway and forecourt, creation of a circular pond, fountain and rectilinear pond and addition of a summerhouse and playhouse – retrospective – PC 20/7 No objection. CWAC: Approved

20/03684/FUL Land At Flash Farm, Flash Lane CW9 6JX - Barn conversion to dwelling with single storey extension - PC 17/11: No objection. - CWAC 3/2: Approved. CWAC 16/8 Approved

21/01920/FUL Land At Arley Road Antrobus Northwich - Provision of a new stable block, associated yard area and menage – PC 21/6: Object. The Parish Council feels the scale of the stable block and menage is too large for character of the rural landscape. If the application is approved we ask that no floodlights and for private/domestic use only are made conditions. CWAC 10/8: Approved

### **CWAC DECISIONS AWAITED:**

21/02521/FUL 3 Knutsford Road Antrobus CW9 6NH  
21/01935/FUL The Old Barn Knutsford Road CW9 6JN  
21/01805/FUL Oak Lodge Barbers Lane CW9 6JT  
21/01695/FUL - Laurel Farm Reedgate Lane CW9  
21/01065/FUL & 21/01066/LBC Crowley Lodge Lodge Lane CW9 6NR  
21/00205/FUL Sandiway Farm Sandiway Lane CW9 6LD  
21/00118/FUL & 21/00119/LBC Gale Moss Farm Arley Road CW9 6NS  
21/00747/FUL Land At Caldwell's Gate Lane