

**Minutes of The Antrobus Parish Council Meeting  
on Monday 15 Jan 2018 at Antrobus Village Hall**

Present

Mr S Barker (Acting Chairman)

Mrs C Bunn

Mr P Harrison

Mr P Pugh

Mrs H Metcalfe

Mr S Batey

Miss J Graty

Mr C Wright

Mr S Palmer (Clerk)

**Open forum.** 1 person attended, no issues raised.

**The meeting started at 7:28pm**

1. **Apologies for unavoidable absence** were received from Cllr D Hammond (Ward)
2. **Members' Declarations of Interest** - none
3. **Minutes of the Parish Council meeting held on 11 Dec 2017- (18/01) RESOLVED** to accept the minutes as a correct record of the meeting.

4. **Matters Arising**

Playground Lease renewal – draft document being reviewed, solicitor costs to be quoted.	Fingerpost painting – first cheque in payment cancelled and new one now issued.
Land drainage – mapping options being looked into.	

5. **Planning**

5.1. **(18/02) RESOLVED** to note consultee comments by the Clerk (Planning Working Group) and comment on planning applications (appendix 3).

5.2. Enforcement – none.

6. **Highways**

6.1. Sewer damage in Old Orchard – To write to United Utilities to express concern over the length of delay in effecting repairs.

6.2. Pole lane – mud due to flooding to be raised with Highways.

6.3. Litterpick – the annual event was set at 24 March 2018.

Volunteers will be sought in the village news and shop.

6.4. Any new Highways concerns

7. **Playground**

7.1. Inspection, repairs & insurance – An inspection report has been received, though timing was not as requested. Moss to be treated and the gate adjusted.

8. **Accounts & Finance**

- 8.1. The accounts in Appendix 1 were noted.
- 8.2. **(18/03) RESOLVED** to approve the payments list Appendix 2.
- 8.3. **(18/04) RESOLVED** to remove R Sutton from the bank signatories (leaving 5 others) and continue the current mandate.

**9. Community Pride – (18/05) RESOLVED** to apply annually to this competition.

**10. Open Forum, Representatives, Committees & Working Groups**

- 10.1. Issues from the open forum - none
- 10.2. Reports from Committee and Working Groups – Community Garden - Open day planned in July. Wood for raised beds to be sought. Money to be raised for a replacement polytunnel.
- 10.3. Representative reports

Rural Broadband – met with BT, further discussions ongoing.	Village Field benches – funds from Tesco now received. CPR – offer received to give free training
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**11. Notable Correspondence**

Grants available for community organisations from Manchester Airport Community Trust Fund	Consultation community assets framework
Letter about Park Moss licence application	Blocked sewers at Old Orchard
Brain Tumour Research event	Suggestion for an early litter pick

**The Meeting ended at 9:16pm**

The next meeting of the Parish Council will be **held on Monday 19 Feb 2018 at 7.30 pm** at Antrobus Village Hall. Open Forum at 7:15 pm.

Appendix 1 Accounts 5 Jan 2018

Current account	£ 20,091.59	Reserve 5 Dec	£ 9,411.29
Cash book	£ 15,100.59	Reconciliation:	5 cheque(s)

Income: interest 0.48

Appendix 2 Payments

Payment before meeting: D&N Shotblasting and Painting Services Ltd (chq 1077 cancelled)	£ 4,632.00	1082	LGA 1972 s 111
Clerk – expenses	£ 24.93	1083	LGA 1972 s 111
Antrobus Village Hall – Hall rental	£ 105.00	1084	LGA 1972 s 111
Cheshire Community Action – Best Kept Village	£ 45.00	1085	LGA 1972 s 111
North West Air Ambulance – donation.	£ 100.00	tbc	LGA 1972 s 237

Appendix 3 Recent planning and licensing applications

17/05056/FUL Brow Farm Brow Lane CW9 6JP - Change of use from agricultural barn to lavender processing and retail unit (see also 17/4883). <i>The Parish Council supports agricultural or similar endeavours however it feels it does not have enough information by the deadline date on which to base a confident decision in this case. If information can be supplied by a communication with the Planning Officer (as yet not assigned) it will be happy to review its response promptly. It presently therefore objects on the basis of the following: the lack of assessment of smell / nuisance, and the amount of traffic from suppliers/customers and shop/retail. The Parish Council welcomes further information from the Planning Officer. (PWG 2.1.18)</i>	CW&C decisions
17/04912/FUL - Model Cottage Hollins Lane CW9 6NL - Change of use from garage/office to self-contained accommodation. <i>no objection (PWG - 18/12/17)</i>	
17/04883/AGR - Brow Farm Brow Lane CW9 6JP - Proposed building to store machinery and straw - (see also 17/ 5056)	Approved 7/12
17/01666/FUL Land At Knutsford Road - Erection of 15 Dwellings – (Amended plans). The Housing Officer report is now published and the Planning Officer says she is minded to approve. - <i>1<sup>st</sup> 4 page response - 25 May, 2<sup>nd</sup> 2 page response 11 Dec. Questions will be put to the Housing Officer and our request to go to CW&amp;C Planning Committee (expected 6 Feb) is confirmed.</i>	
a) 17/04729/FUL Park Moss Farm Arley Road CW9 6NS - Conversion of steel framed barn into a function room and single storey extensions – <i>Objection 28 Nov &amp; 10 Jan – see Appendix 4.</i> b) A license application for Park Moss Farm was made (Dec). <i>An objection will be sent.</i>	
17/04198/LDC The Den Fox Farm Northwich Road CW9 6JD - Construction of a detached three car garage and gym room. <i>No objection 28/11/17.</i>	Refused 19/12
17/02067/LDC ...   The White House Hollins Lane CW9 6NL – <i>no comment (June 2017)</i>	
APP/A0665/W/17/3184576 17/01573/FUL Building Adj To Lawn Crest Brow Lane - Demolition of Existing Workshop and Erection of Single Dwelling	Allowed 8 Jan

Appendix 4 - 2<sup>nd</sup> response to Park Moss Farm

**Antrobus Parish Council consultee response (2) 10/1/2018**

**17/04729/FUL - Park Moss Farm Arley Road Antrobus Northwich CW9 6NS - Conversion of steel framed barn into a function venue and single storey extensions**

Material consideration

Park Moss Farm is a listed building. Given the proposed use under this Planning Application, and the new building form, it is the opinion of Antrobus Parish Council that the **desirability of preserving the setting of such listed buildings** is a significant material consideration that should be added to the ones the PC has already raised.

Background information

On the Historic England Register and indeed the farmhouse and the two ‘barns’ are all separately listed Grade II. The farmhouse is listed because it is 17th C substantially altered by Arley Estate later in the 19th C. It was listed in 1986. In 1988 the two barns or outbuilding between the road and farmhouse were listed separately and included for the group value of all three buildings. **As a result the listing is more comprehensive than one building and creates a special architectural and historic interest to the wider setting of these listed buildings.**

The listing of buildings is covered by the Planning (Listed Buildings and Conservation Areas Act) 1990. Section 66 of that Act imposes a “*General duty as respects listed buildings in exercise of planning functions.*” Subsection (1) provides:

*“ In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

This means the Local Planning Authority must give 'considerable importance and weight' to assessing the application in this regard in order for it to comply with its statutory duty. There is planning guidance on this point. Case law has established the Act “ **requires considerable weight to be given by decision makers to the desirability of preserving the setting of all listed buildings, including Grade II listed buildings.**” (ref 1 below)

The Historic England entry is as follows:

Park Moss Farmhouse Arley Road CW9 6NS entry ref 1329836

Farm Building 10 Metres South of Parkmoss Farmhouse CW9 6NS entry ref 1116058

Farm Building 10 Meters East of Parkmoss Farmhouse CW9 6NS entry re 1139169

*(ref 1) par. 28 Barnwell Manor Wind Energy Ltd and Northamptonshire District Council 18th February 2014 Cit No [2014] EWCA Civ 137 Lord Justice Sullivan giving the judgement the other two appeal judges agreeing.*

10/1/2018