

**Minutes of The Antrobus Parish Council Meeting  
on Monday 21 Oct 2019 at Antrobus Village Hall**

Present

Mr S Barker (Chairman)	Mr S Batey	Mr A Dunkley
Mrs H Metcalfe	Mr C Wright	Mr P Harrison
Mrs C Bunn	Mr S Palmer (Clerk)	

**Open forum.** 11 villagers attended. Concerns were expressed over:

- a) CW&C decision to approve The Coach House Gibb Hill - Change of Use from a Dwelling to Office and what can be done next,
- b) Land To The Rear of Shawbrook Farm Keepers Lane - Change of use of a barn to a dwelling house,
- c) The cleaning of grids in the village centre is too infrequent and causing drainage problems, and
- d) Give Way signs onto A559

**The meeting started at 7:45pm**

1. **Apologies for unavoidable absence** were received from Mrs C Bailey, Cllr P Marshall (Ward), Cllr N Wright (Ward)
2. **Members' Declarations of Interest** - none
3. **Minutes of the Annual Parish Council meeting held on 16 Sep 2019 - (19/44) RESOLVED** to accept the minutes as a correct record of the meeting.
4. **Matters Arising**  
Damaged tub near flagpole – has been replaced  
Airport Future Airspace – 2 meetings were attended  
CW&C Enforcement Policy – our response is “the Parish Council do not wish to become enforcement officers”.
5. **Planning**
  - 5.1. **(19/45) RESOLVED** to comment on planning applications (appendix 3).
  - 5.2. Enforcement – None
6. **Highways**
  - 6.1. Response to comments on Give Way signs – Highways will be asked to improve siting
  - 6.2. New Highways concerns
    - = Flooding on Barbers Lane - Highways will be contacted
    - = Hollins Lane – damage from badgers – to be reported
    - = Barbers lane bank – to be reported
    - = Pole lane – ditch part filled in – to ask to be cleared
    - = Lodge lane verges – await an update

- = Sandiway Lane – flytipping will be reported
- = Grids on Knutsford Road – a map will be drawn up so Highways can be asked to clear them more frequently.

7. **Open Forum** – All topics addressed on other items.
8. **Post Box decommissioning** – A reply has been received. The re-siting is imminent. Reply asking for a date, and also request a larger sized postbox on Barbers Lane.
9. **Ward Councillors** - none
10. **Taking on Volunteers** – to receive updates  
Village Spruce up – no update  
Playground inspection - the young person was thanked
11. **Playground**
  - 11.1. Repairs & insurance – no action
  - 11.2. Maintenance - Mowing, painting, acorns – hedge will be cut and the moss sprayed. The inspections report will be queried. The wood panels will be checked.
12. **Accounts, Finance & Legal**
  - 12.1. The accounts in Appendix 1 were noted.
  - 12.2. **(19/46) RESOLVED** to approve the payments list Appendix 2.
13. **Operation London Bridge** – The document was completed. A plan is now in place in the event of the Monarch’s death.
14. **Website Accessibility** – Public Sector Bodies Accessibility Regulations 2018 – various improvements will be put in place on the website by Sep 2020.
15. **Representatives & Working Groups** - No reports
16. **Notable Correspondence**  
Road closure Reedgate Lane, for 12 days from 25 Nov. Copy received of anonymous letter to owner of aggressive dogs (kept on file). Info on free rural ATMs (passed to Village Hall). Report on SLCC Conference.  
CW&C Care and Support Directory 2019 issued. Info on Cheshire and Warrington Partnership Programme for event MIPIM 2020. Traffic Management course offered to Parish Councils.  
Dec round of FCC Communities Foundation funding (formerly WREN). National community energy campaign. CW&C: ‘Help the council and play our part’.

**The Meeting ended at 9:25pm**

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

Appendix 1 Accounts

Current a/c 4 Oct:	£ 12,040.71	Reserve a/c 5 Sep:	£ 24,461.82	Income:
Cash book:	£ 12,010.71	Reconciliation:	1 cheque(s)	Grant 2,100

Appendix 2 Payments

Clerk – expenses and overtime	£ 85.28	1165	LGA 1972 s 111
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Northwich Town Council - inspection	£ 88.20	1166	LGA 1972 s 111
British Legion - wreath	£ 100.00	1167	LGA 1972 s 237

### Appendix 3 Recent planning applications.

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

#### **FOR PC CONSULTEE comment or noting of PWG comment:**

19/03703/FUL 40 Knutsford Road CW9 6JW - Partial demolition of existing rear extension. New 2 storey side and rear extension. – PC 21/10 No objection.

19/03660/PDQ Land North of Keepers Lane To The Rear of Shawbrook Farm Keepers Lane CW9 6NP - Change of use of an existing agricultural barn and storage shed to use as a single dwelling house including associated works and operations – PC 21/10 letter to Planning Manager stating that prior approval criteria for class Q is not met on 3 grounds: design, highways impact and waste collection.

19/01202/FUL Land Adjacent To Foxley Brow Farm School Lane - Proposed agricultural and residential access including new gate. - PC 21/10 The Parish Council object to the current application because the purpose of the change is inadequately explained. The application says it wants to move the gateway 'for domestic/agricultural traffic'. The current access is perfectly wide enough for all farm machinery and private vehicles to access the property. It is not clear what the boundary of the application is and should be edged in red or other land in the same ownership which should be edged blue.

19/03516/FUL Oak Lodge Barbers Lane CW9 6JT - Single storey extension and first floor link extension – PC 21/10 No objection

19/03378/FUL The Coach House Gibb Hill CW9 6HU - Change of Use from a Dwelling to Office – PWG 1/10: The Parish council object to the application for the following reasons:

Housing need policy - There is a general policy principle that the loss of housing either by demolition or change of use is not permitted unless there is a clear over provision in an area. A housing need has previously been demonstrated in a separate planning application elsewhere in the Parish.

Access - The junction is already recognised as dangerous, with limited access, and a potential noise disturbance.

The access is narrow, and two cars were observed using it as parking, so it was very tight for passing cars and probably impassable for delivery vans or trucks.

The surface is not tarmaced and is unsuitable for a significant increase of traffic from its current level. Not counting additional traffic from deliveries, customers, post etc. The application refers to an increase from 8 to 10 car parking spaces. This is questioned as the existing site plan shows only 6 spaces.

Noise - The B1 use can include any industrial process. This gives a risk of unspecified noise, vibration, smell, fumes, smoke etc. against 7 adjacent households. The use has not been limited to office only.

- CW&C 18/10 Approval. - PC 21/10 Letter to Planning Manager: Antrobus Parish Council are disappointed that the decision for this planning application was 'approval' and was made so speedily given the number of objections from neighbours (6) and our own detailed objection. It seems surprisingly fast given the 6 older applications in the parish that are still awaiting a resolution.

Secondly, there is no written highway officer's report addressing the serious highway safety points raised by the PC which can be referred to in the planning offices report and analysis of the application. We are disappointed that your officer has concluded that the untarmaced side access road, even though used for neighbor parking, will be able to accommodate more traffic.

## ANTROBUS PC MINUTES 21 OCT 2019

### **RECEIVED CWAC DECISION SINCE LAST MEETING:**

19/03118/FUL Foggs Barn Foggs Farm Stockley Lane WA4 4PL - Proposed new access (deadline 25/9) – PC 16/9 No objection – CW&C 10/10 Approved  
19/00761/FUL Nook Cottage Nook Lane CW9 6LA – PC 16/4 No objection - Part two storey part single storey rear extension – CW&C 9/10 Approved  
17/01666/FUL | Erection of 15 Dwellings | Land At Knutsford Road – CW&C 6/2/2018 Planning Meeting, CW&C 18/10/19 Withdrawn

### **AWAIT CWAC DECISION:**

19/03103/PDO Orchard Court Knutsford Road CW9 6JW  
19/02127/FUL Land At Nook House Farm Nook Lane    19/02239/FUL School House School Lane  
19/02122/FUL 19/01770/FUL Nook House Farm, Nook Lane CW9 6LA  
19/01202/FUL Land adjacent to School Lane    18/04546/FUL Land At Oak Lodge, Barbers Lane  
Enforcement Appeal by Mr Joe Fryer & V.C Fryer, Hatton Farm, Stretton Road, Appleton