



**Hulme Walfield
and Somerford Booths**
Parish Council

**Minutes of the Parish Council meeting held on Thursday 21st
April 2022 at 7.30pm at Westlow Mere Fisheries Meeting
Room.**

Part 1 Public and press present

Present

Councillor John Spence
Councillor Mark Hill – Vice Chairman
Councillor Mark Wakerly
Councillor Adam Scott
Emma Bambrook – Clerk
Councillor John Wray – Cheshire East Council Ward Councillor

Public Forum

3 members of the public were present.

56/22 Apologies for absence

NIL

57/22 Declarations of Interest

NIL

58/22 Approval of Minutes

It was **RESOLVED** that the minutes of the Parish Council Meeting held on 17th March 2022 be approved and signed as a true and accurate record.

Minutes of the Parish Council Meeting 21st April 2022

Signed

Dated

59/22 To consider the following planning applications and any others since the publication of the agenda:

NIL

60/22 To ratify the comments submitted for the following planning applications which required comments before this meeting:

[22/0670C](#) Land East of VIKING WAY, CONGLETON, CW12 1TT RESERVED MATTERS FOLLOWING OUTLINE APPROVAL. Reserved matters application proposing details for the appearance, scale, layout and landscaping for a residential development at Viking Way, Congleton. An Environmental Impact Assessment was submitted to the Local Planning Authority as part of the outline.

The comments were circulated to all members for comment prior to being submitted.

It was **RESOLVED** to submit the following comments to Cheshire East Planning department:

Overall Comments

The Parish Council has enjoyed positive, constructive discussions with Bloors and their agents, as a result of which a number of detailed amendments have been secured within the submitted plans. The Parish Council wishing to support the reserved matters applicaiton in principal, subject to a number of detailed points raised below which relate to the plan layout and detailed Design Statements :-

Rights of Way and Non-Vehicular Links

The Parish Councils requests that the developers engage with the Parish Council, Highways and Rights of Way officers post approval to ensure that there is a fully integrated network of safe, non-vehicular paths which connect not only into the strategic West - East Greenway and Dane Valley, but also the existing network of Public Rights of Way (PROW's) within Hulme Walfield parish. This is particularly important in respect of path FP7 which provides a strategic link from the Giantswood Lane overbridge, through land to be developed by Castle Green, into the applications, and then onward to Rood Hill and Congleton town. The Parish Council is seeking s106 contributions to this from other applicants to augment the proposed work by the applicants.

It does however request that the length of FP7 within the applicants ownership should be increased in width to 3metres so that a multi-modal path can be provided. It also requests the developers to assist Cheshire Highways in the upgrade of the small length through to Sandy Lane (Home Farm) which is outside their ownership. This is a requested amendment to the observations submitted by Hannah Duncan (08381939.pdf) for Cheshire East Rights of Way. We also welcome the proposed link from the West East Greenway onto FP7 and ask that further links are achieved, particular from the developments associated with the area referred to as 'The Terrace'. (page 40) .We also seek confirmation the the pedestrian path adjacent to this area of development and the NEAP/public open space is well connected to these other links. The Parish Council also requests that further discussions take place for a new public right of way linking from FP7 in the vicinity of

Minutes of the Parish Council Meeting 21st April 2022

Signed

Dated

Home Farm though to Viking Way shops and offices through the adjacent Clowse industrial development (application pending). This principle is mentioned in the design statement and could form another useful link in the local PROW network

Speed Limits and Road Design

The applicant has proposed a number of physical measures on road design to ensure that traffic speeds can be moderated throughout the development. These are in addition to the design elements which will contribute to lower traffic speeds. However, we look to Cheshire East to demonstrate commitment to the principal of 20mph speed limits for all new developments in the interests of road safety. The Parish Council does not consider that there need be any additional costs in Road Traffic Orders if this is implemented now. It should also be applied to all other pending developments, and retrospectively to Alderley Gate. We also ask that Highways consider if the needs of tradesman and visitors vehicles can be adequately met within the proposed designs. This is to minimise traffic hazards and improve amenity for residents.

Home Farm: Alternative Layouts

It is an important principle that all new developments should 'preserve the outlook and residents', and this is very much the case in respect both of Home Farm and other residents of what is known locally as Sandy Lane. **The Parishes wishes to support the proposed amendment shown in Option 2 p 18**(Development Proposals : Layout section) believing this, together with the proposed Orchard provides some degree of screening from the existing dwellings. Additional landscaping might also be considered in this area.

Design Elements

Section 5 Development Proposals : p 24 makes a number of proposals regarding Appearance and Detailing. Whilst the Parish Council does agree with most of the key elevation features, **it asks that the developers reconsider the need for false, and totally unnecessary tudor detailing, and the used of anything other than conventional 'V' porches.** This is to ensure a simplicity of design elements which are more appropriate to housing in rural locations.

Boundary Treatments

The proposed examples are considered appropriate but the Parish Council requests that these are both sustainable over time, **and are not used to create enclosed areas where access for maintenance and litter collection is impossible.**

Wildflower Areas and Other Environment Net-Gain Measures

Experience on other developments are that proposed measures are largely ineffective unless appropriate management regimes are put in place. The use of natural measures to control storm water drainage e,g reed beds are considered as a contribution to environment net gain.

61/22 Accounts

BALANCE OF ACCOUNT: £28834.99

PAYMENTS FOR APPROVAL:

£ 150.00 Parish Magazine Contribution
£ 111.80 HMRC Income Tax

Minutes of the Parish Council Meeting 21st April 2022

Signed

Dated

£ 176.40	ChALC Affiliation Fee
£ 40.00	Clerk's Expenses (Reimbursement for payment of ICO registration fee)
£ 750.00	Donation to The Disasters Emergency Committee Ukraine Appeal
£ 750.00	Donation to International Aid Trust Ukraine Appeal
£ 500.00	Siddington PCC CAF Benefice Ukraine Appeal
£2500.00	Grant to Alderley Gate Resident's Group
£ 8.00	HSBC Bank Charge

It was **RESOLVED** that the above payments be approved and signed as an accurate record.

RECEIPTS:

£5750.00 Cheshire East Council Precept Payment 1st Installment

It was **RESOLVED** to approve the bank reconciliation as an accurate record and the paperwork was signed as such by the Chairman of the meeting, Cllr. Brown.

62/22 To consider continuing the Emergency Scheme of Delegation to the Clerk which will operate between Parish Council Meetings. This scheme of delegation was put in place in anticipation of the tightening of Government Restrictions in relation to COVID-19 (or other emergency situation) which may stop Parish Councils Meeting face to face. For reasons of health and safety of Councillors, employees, and the public the adopted the scheme to operate between meetings and to allow meetings to take place if it is safe to do so. This means that a standing item will be added to each Parish Council Meeting Agenda, to continue the scheme of delegation to the Clerk until the next meeting.

It was **RESOLVED** to continue with the Emergency Scheme of Delegation to the Cler.

63/22 To note the date of the next parish council meeting to be held on 5th May 2022. This will be the Annual Meeting of the Parish Council. Cllr. Wakerly offered his apologies.

Meeting closed at 9.40pm