*****PLUMLEY WITH TOFT & BEXTON***

***PARISH COUNCIL***

***12th January 2024***

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON**

**WEDNESDAY 10th January 2024 at 7.30 pm**

**PLUMLEY METHODIST CHURCH ON PLUMLEY MOOR ROAD**

**Cllrs in attendance** A Gabbott (chair) J Wright, D Nichols, V R Leycester, S Crossman, A Thompson, S Jones, M Pickup – A Harrison CEC

**Residents in attendance 27**

1. **Apologies** Apologies for absence were received from Cllrs G Coates and A Shaw.
2. **Declaration of interests**

To receive from Councillors any declarations of pecuniary and non-pecuniary interests

1. **Minutes of last meeting**

**PTB/35/2324 Resolved to** approve & sign the Minutes of the meetings held on the 1st and 11th of November 2023

1. **Co Option of a councilor**

Deferred to the next Parish Council meeting- **Action** AG to make contact with interested party

1. **Cheshire East Council Matters**:

A Harrison provided a verbal update on current issues at Cheshire East Council

1. **Clerks Report** 
   1. Correspondence and to take decisions on items where necessary
   2. Reports of additional Road Traffic Accidents and near misses

**PTB/36/2324 Resolved to** receive the correspondence within the clerks report

**Financial Payments –**

* 1. To approve payments. Includes: Salaries & expenses**.**
  2. To approve the balances in the Community and Business accounts.

**PTB/37/2324 Resolved to** approve the payment and balances contained within 6.3 and 6.4

* 1. To approve the budget / precept for 2024-25

**PTB/38/2324 Resolved to** approve the budget / precept of £20,278 which results in a precept of £49.97 per band D Household

1. **To receive any comments and reports by Councilors concerning transport, planning, footpaths, highways, Village Hall, Parish Plan, Community Pride, Community Resilience, Home watch**

***Note - When receiving reports and making resolutions perceived risks need to be identified and if necessary agreed actions required to mitigate them***

1. **General Highways issues –**

The Highways action log was noted by the council. Anthony Harrison advised that Cheadle Bridge repairs were now progressing

1. **Average Speed Camera Scheme**

The police are still w working with Cheshire East Council with regards to the power supply. **Action** S Jones to forward recent communications to Anthony Harrison CEC

1. **Planning** To review current planning applications

* **23/4748M LAND AT TROUTHALL LANE**

**PTB/39/2324 Resolved to Object** to the proposal on the grounds of

There is no evidence for a requirement of such a facility in the local community as is necessary to justify any development on green belt land under the NPPF.

There is substantial evidence that such a facility is not required by the local community. (Please see the volume and nature of the many objections you have received from local residents)

The site is agricultural and has been used for several years to graze sheep, produce a hay crop or occasionally graze horses. There is no justification to remove this use which is productive and in keeping with the nature of the area.

The application would reduce the openness of the greenbelt, change its character and result in a loss of agricultural land. This is not an application to use a field for walking dogs but one to substantially alter the existing field with internal fences, car parking spaces, gravel paths, mounds, a sandpit; it will have a completely different character not in keeping with the area.

The planning statement wrongly states that most dog walkers have to walk on the road due to a shortage of footpaths in Plumley. There is an extensive footpath network which is free to use.

There is no pavement or in many places grass verge on Trouthall Lane, where the new hedge blocks the visibility splay (at no 42) up to the railway bridge and under the railway bridge. The access to this site is at a blind spot immediately after Trouthall Lane passes under the railway. At that point Trouthall Lane is single carriageway. Visitors to the proposed development are at high risk of colliding with pedestrians or vehicles when looking for the Dog Run gateway or of exiting from it, because of the detailed configuration of the access gateway and the existing trees and shrubs which surround it.

There is nowhere on the road or verge of Trouthall Lane where visitors waiting to enter the site for their session to start can park without causing a dangerous obstruction.

The proposal will not be viable with the number of users proposed. There is a risk of much higher usage than quoted and further planning applications for additional development or alternative use.

Two car parking spaces on site would not be viable leading to further development or cars parked on the road as above.

The site is just across the railway line from existing houses who will suffer the noise from the dogs barking continuously when the park is open. There will also be noise from owners calling the dogs with shouts or whistles and possible chatter and laughter. The assertion that any noise would be dissipated or masked by traffic on Trouthall Lane is simply absurd.

The application does not recognise that there are a considerable number of residential properties close to and overlooking the site and their quiet enjoyment of their properties would be deleteriously affected.

There is no noise survey, environmental impact survey or traffic impact survey to back up any of the unfounded assertions in the application.

There is no mention how the site would be cleaned and maintained given the large amount of dog waste that will be involved.

There is no mention of the required insurance, health and safety, access for emergency vehicles, facilities, regular inspections and onsite monitoring which is required for a pay to use site.

There is no security and a risk of use by Vandals, drug users and fly tippers.

Lack of consultation as only 2 properties consulted, those closest to the site were not .

* **23/4823M WOODBINE COTTAGE, PLUMLEY MOOR ROAD, PLUMLEY,**

**PTB/40/2324 Resolved to** make no comment on this application

* **24/0008M HOLLYHEDGE FARM MIDDLEWICH FARM TOFT WA169PG**

**PTB/41/2324 Resolved to** delegate the councils response via the Chair A Gabbott and Planning lead Councillor J Wright – this will be circulated to all councilors in advance of being submitted to Cheshire East Council

* **23/03728/FUL MOSS COTTAGE WA169SL**

**PTB/42/2324 Resolved to** object to this proposal for the following reasons

* There is no reason for the diversification of this land as it is not an existing farm.
* We believe that it will have a negative impact on the area and is an inappropriate development.
* Highways access is totally unsuitable especially for larger vehicles and caravans to the site, being both far too narrow and having significant bends, would therefore expect there to be a Highways inspection .
* Several properties within the parish will be negatively impacted by this site.
* Unrealistic assumption people would walk from the station to the site due to distance.
* If they chose to walk they would not have a safe walking route
* Businesses supporting the proposal are almost 2 miles away and once again no safe walking route –
* It is only the businesses supporting the proposal.

1. **Cheshire Oil Development** No further updates
2. **Police Liaison**  No further updates
3. **Footpaths** No further updates
4. **Meetings –** To note feedback from meetings attended since the last meeting on the 11th of November 2023

None

1. To receive any items for inclusion in the agenda for the next meeting **Wednesday 6th March 2024**

* Christmas tree for 2024
* Builders yard / concrete batching plant planning approval
* Establish if works on the Honey Pot thatch roof are to standard (CEC)