

**Minutes of the Ordinary Meeting, at the Memorial Hall, Kettleshulme
Monday 5th January 2015 at 7.30pm**

Councillors in attendance: Clive Greenwood (CG), Jo Butler (JB) Cheryl Greenwood (CBG), Victoria Greenwood (VG), Bill McQuinn (BM), and Ian Pulley (IP)

Parish Clerk: Paul Harris

1.	<p>Apologies for Absence Apologies for absence were received from Cllr Tony Sheldon due to an accident. Also from Cllr Howard Murray and Cllr Jos Saunders from Cheshire East Council.</p>	
2.	<p>Declarations of Interest None received</p>	
3.	<p>Public Forum Nine members of the public were in attendance.</p> <p>One member of the public spoke against the Planning Application which was for consideration later in the agenda. Issues cited included potential over shadowing and over powering, access and various legal issues were raised.</p> <p>One member of the public was the applicant and spoke for the application, citing ownership of the land and her wish to develop it. Also in her opinion if nothing was done with the land it would become an eyesore.</p> <p>One member of the public raised various issues including potential loss of light and amenity, the size of the cottage, concern over access to maintain his own property and concern over adequacy of parking scheme on site.</p> <p>A further resident was keen for the area to be developed otherwise it would become derelict and potentially an eyesore.</p> <p>The factual accuracy of the drawing in relation to height of the dwelling was questioned by two residents.</p> <p>The Chair thanked the members of the public for their comments which mainly centred on technical issues, possible loss of light to neighbouring properties, privacy and visual amenity.</p>	
4.	<p>To consider Planning Applications received a. Application Number NP/CEC/1114/1145. Site Address – Bulls Head, Macclesfield Road, Kettleshulme.</p>	

<p>Resolved</p>	<p>The Chair outlined to the Council what material considerations could be taken account of by the Council when forming an opinion. All Councillors gave their opinions on the planning application. Various issues were raised including car parking, affordable housing, loss of light and design that was in keeping with the surrounding area.</p> <p>Concerned was expressed at the number of letters on the web portal objecting to the application. It was felt by some Councillors that the design was unfortunate and it may have helped if the applicant had consulted with neighbours first.</p> <p>There was consensus that the Council would have no objection to the land being used for building the right scheme.</p> <p>That Kettleshulme Parish Council objects to this planning application and recommends that it is refused for the following planning reasons:</p> <ol style="list-style-type: none"> 1. <u>That the design appearance is not in keeping with the neighbouring buildings in the area and there was concern about the effect of this on the Conservation Area and listed buildings in the immediate vicinity.</u> <p>Councillors felt the design was not in keeping with the types of housing in the surrounding conservation area of the village and in particular the neighbouring terrace houses which includes the Bulls Head, these are Grade II Listed. It was felt that a dwelling built on this plot should be in keeping with the Conservation Area and the visual amenity of the village.</p> <ol style="list-style-type: none"> 2. <u>That there was a potential loss of light / overshadowing to the neighbouring property and the property at the rear</u> <p>There were concerns expressed regarding the height of the building and the effects of this on the neighbouring properties in terms of loss of light and overshadowing. The factual accuracy of the drawing in relation to height of the dwelling was questioned by two residents in the public forum at the meeting, and the Council asks planners to examine this issue.</p> <ol style="list-style-type: none"> 3. <u>A risk of overlooking and loss of privacy.</u> <p>Due to the height of the building and its positioning the Council was concerned that there may be a risk of overlooking and loss of privacy to the neighbouring properties.</p> <p>6 votes FOR 1 vote AGAINST</p>	
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	<p>The Chair summed up that it would be good if people sat down and communicated. There was no objection to the use of land but it should fit within the surroundings. He thanked the public for attending and indicated they were welcome to stay for the remainder of the meeting or they could leave if they wished</p> <p>20:20pm public left.</p>																																			
5.	<p>Community Transport Fund</p> <p>The Parish Clerk had sent information regarding a Community Transport Minibus Fund, however on closer inspection it was for existing community transport operators and therefore the Parish council was not eligible.</p> <p>The Parish Clerk had emailed Neil Roberts at Cheshire East Council who had supplied contact details for Rainow, Poynton and Disley. Cllr Clive Greenwood agreed to talk to these areas about some type of partnership arrangements. There were questions regarding how much bus users would be charged.</p>	CG																																		
6	<p>Finance</p> <p>a) Ratify cheques paid by the Council during December 2014</p> <p>Resolved That the following cheques and payments be ratified:</p> <p><u>List of Cheques for payment – 23 December 2014</u></p> <table> <tr> <td>1928</td> <td>Cleaner</td> <td>£73.79</td> </tr> <tr> <td>1929</td> <td>Clerk Salary</td> <td>£220.00</td> </tr> <tr> <td>1930</td> <td>HMRC</td> <td>£165.00</td> </tr> <tr> <td>1931</td> <td>Caretaker</td> <td>£40.00</td> </tr> <tr> <td>1932</td> <td>Window Cleaner</td> <td>£17.50</td> </tr> <tr> <td>1933</td> <td>Village Hall decorating</td> <td>£1043.00</td> </tr> <tr> <td>1934</td> <td>RBL Poppy Appeal (Wreath)</td> <td>£24.00</td> </tr> <tr> <td>1935</td> <td>Chairman's Allowance</td> <td>£250.00</td> </tr> </table> <p>Direct Debits</p> <table> <tr> <td>21.12.2014</td> <td>Opus Gas</td> <td>£108.22</td> </tr> <tr> <td>24.12.2014</td> <td>Opus Electricity</td> <td>£57.32</td> </tr> </table> <p>Income Received</p> <table> <tr> <td>Whaley Bridge Band</td> <td>£60.00</td> </tr> <tr> <td>Children's Party</td> <td>£30.00</td> </tr> </table> <p>Bank Statements</p>	1928	Cleaner	£73.79	1929	Clerk Salary	£220.00	1930	HMRC	£165.00	1931	Caretaker	£40.00	1932	Window Cleaner	£17.50	1933	Village Hall decorating	£1043.00	1934	RBL Poppy Appeal (Wreath)	£24.00	1935	Chairman's Allowance	£250.00	21.12.2014	Opus Gas	£108.22	24.12.2014	Opus Electricity	£57.32	Whaley Bridge Band	£60.00	Children's Party	£30.00	
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Noted	<p>Current a/c as at 30th November 2014 £9417.88 Reserve a/c as at 31st September 2014 £84.30 Renovation a/c as at 15th August 2014 £2137.24</p> <p>All votes FOR</p> <p>b) Precept confirmation - £10000; Tax base 164.59 (subject to confirmation from CEC)</p> <p>This was agreed at the meeting on 17 November 2014 and was noted by the Council.</p>	
7	<p>Items for information</p> <p>The latest CHALC News had been received and was distributed to Councillors.</p>	
8	<p>Date & Time of Next meeting</p> <p>The next meeting was set as Monday 19th January 2015 at 19:30pm. Cllr McQuinn provided his apologies.</p>	

The meeting concluded at 9:00pm