

**MINUTES OF ORDINARY MEETING OF DISLEY PARISH COUNCIL  
HELD ON WEDNESDAY 6<sup>th</sup> JANUARY 2016**

**Present:**

Cllrs. Adams, Davenport, Harrop, Kennedy, Kidd & Pattison  
Eight members of the public  
Meeting started at 7.30pm

4125

**To receive any apologies for absence** – Apologies received from Cllr. Chavasse-Hadfield

4126

**To receive any Declarations of Interest** – none declared

4127

**Dispensations**

The Clerk granted dispensations to all Cllrs. present to enable them to discuss and vote on the budget & precept for 2016/17.

4128

**Public Forum**

Several residents addressed their concerns to Cllrs. regarding planning application 15/5620M for a residential property to be built to the rear of 13, Sheardhall Avenue, Disley.

The major objections raised were:

The proposed property would create a precedent for building on green belt land.

The site is subject to a covenant which restricts use to garden land.

Two main sewers that traverse the land could be damaged during construction.

The impact on road of construction traffic.

The open views enjoyed by residents, some of whom had lived there for thirty six years would be adversely affected.

Environmental concerns particularly in relation to the Northern Lapwing, a declining species of bird, which ground nests in the field beyond the property.

Cllr. Harold Davenport said, in response to the residents, that he was familiar with the land in question and recalled an earlier application that had been lost on appeal. He said that the decision on this application would depend on whether it could be shown definitively where the green belt boundary was. He said it would be helpful to the residents' cause if they could provide copies of the covenants which proved that the plots of land historically purchased were designated for garden use only.

It was **resolved** to take consideration of Planning Application 15/5620M out of agenda order.

4129

**Planning Application**

Cllr. Davenport, as Chairman of Cheshire East Council's Strategic Planning Committee, declared that his comments and votes on planning matters at the Parish level represent a preliminary view and that he will reconsider matters afresh at the principal level if required to do so.

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**15/5620M** Outline application for a residential property with primary access off Sheardhall Avenue with all other matters reserved.

**13, Sheardhall Avenue, Disley SK12 2DE**

Disley Parish Council objects to this application for the following reasons:

- The application is in the green belt and would set an unwelcome precedent for Disley.
- The application conflicts with the emerging neighbourhood plan for future development in Disley
- It is inappropriate development and contrary to green belt policy for the Disley area.
- The proposed development is on garden land which has covenants against any building and contains major sewers from the estate.
- The green belt boundary on the GIS mapping system is shown in the wrong place and includes land purchased at a later date by the residents and not the original green belt boundary shown when the properties were built.
- The original land owner retains the access to the site and adjoining field.

Disley Parish Council therefore requests that Cheshire East Council rejects this application.

**4130 Chairman's Report**

Cllr. Kidd wished everyone a happy new year. He said that 2016 was going to see several changes in Parish Council personnel and he asked Cllrs. to give their support to both new and existing staff in the coming year.

**4131 Correspondence**

- a Letter – received from Cheshire East Council's (CEC) Public Rights of Way re. unsigned urban public rights of way. Clerk to pass copy to Disley Footpath Society for their information.

**Noted**

**4132** Letter – received from a resident of Red Lane re. the temporary access allowed onto Parish owned land to facilitate building work at his property and requesting the retention of small area of hardstanding. Clerk to acknowledge letter and seek clarification as to what is being proposed.

**Noted**

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Letters – received from residents expressing their concerns re. Planning Application 15/5620M. Cllr. Kidd said that these comments had been considered and noted, along with those of the residents who spoke during the Public Forum, when Cllrs. considered their response to CEC planners earlier in the meeting.

- 4133      **To agree as a true record the Minutes of the Ordinary Meeting of the Parish Council held on 9<sup>th</sup> December 2015.**  
 Proposed: Cllr. Harrop      Seconded: Cllr. Pattison  
 Unanimously agreed  
**Resolved**      **That the minutes of the Ordinary Meeting of the Parish Council held on 9<sup>th</sup> December 2015 be approved as a true record.**
- 4134      **To note the minutes of the Finance & General Purposes Committee held on Monday 21<sup>st</sup> December 2015**  
**Noted**
- 4135      **To approve the Finance & General Purposes Committee's recommendation on Community Centre Hire Charges for 2016/17.**  
 Proposed: Cllr. Pattison      Seconded: Cllr. Adams  
 Unanimously agreed  
**Resolved**      **That Community Centre hire charges for the financial year 2016/17 remain unchanged for the foreseeable future.**
- 4136      **To approve the Finance & General Purposes Committee's recommendation for the Budget and Precept for 2016/17**  
 Proposed: Cllr. Pattison      Seconded: Cllr. Adams  
 Unanimously agreed  
**Resolved**      **That Disley Parish Council requests a precept of £134,500 for 2016/17. This equates to £67.85 per annum for a Band D property.**
- 4137      **To discuss arrangements for the Parish Council office operation during the Clerk's holiday leave period.**  
 The Clerk outlined a proposal to provide Parish Council office cover between 11<sup>th</sup> and 25<sup>th</sup> January 2016.  
 Cllrs. agreed the proposal and that available Cllrs. would provide daily support on a rota basis.
- 4138      **To receive an update on the Neighbourhood Plan**  
 Cllr. Kennedy reported that the next steering group meeting was to be held on 7<sup>th</sup> January 2016 and that it was hoped to have some initial analysis of the recent survey from Lois Wilkinson at CEC.  
 The steering group terms of reference and timeline documents would be tabled for consideration and ratification at the next Council meeting.  

**Refer to next Council Meeting**

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**To receive Cheshire East Councillor's report**

Written report attached.

Cllr. Kidd asked Cllr. Davenport to request that the relevant CEC officers attend the Community Liaison Group meeting to be held on 2<sup>nd</sup> February in order to progress several proposals raised at a meeting held with Paul Hurdus on 10<sup>th</sup> December 2015.

Cllr. Kidd asked Cllr. Davenport to pursue the transfer of the CEC A6 compound and the S106 agreement pertaining to the Persimmon development.

Cllr. Adams asked Cllr. Davenport when the urgent repairs to the dry stone walls on the A6 in Newtown would be carried out.

Cllr. Harrop asked Cllr. Davenport for an update on the roadworks in Strines.

**Report received and noted**

4140

**To receive report on the Local Poynton Community Partnership working group.**

– No meeting had taken place since the last report.

Cllr. Pattison that the new terms of reference for the Highways group now restricted voting rights on applications for Minor Works project funding to CEC ward councillors and asked that Cllr. Davenport attended these meetings whenever possible.

It was agreed that Cllrs. bring any proposals for minor highways works that might be eligible for consideration to the next Council meeting so that applications can be made prior to the next meeting to be held on 24<sup>th</sup> February 2016, 4pm-6pm, Hockley Centre, Park Lane, Poynton.

4141

**To receive report from Parish representative on Disley Footpath Society**

Next meeting scheduled for Friday 29<sup>th</sup> January at 9.30pm at the Parish Council office.

4142

**To receive report on High Peak & Hope Valley Community Rail Partnership**

No meeting had taken place since the last report. Cllr. Kennedy reported that the next meeting would be held at the GMPTE offices in Manchester with the new franchise holders, Arriva Northern. Date to be confirmed.

Cllr. Pattison suggested that representatives of Arriva Northern are invited to visit Disley.

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**To consider Planning Applications as listed on Appendix B**

**15/5462M**

East End of the Mill: Demolition of part of lean-to buildings and part of a warehouse. Removal of warehouse roof and reduction in height of supporting steelwork. Construction of new lower level roof to warehouse. Over-cladding of existing buildings. Construction of a new vehicle service yard with dock loading facility. West End of the Mill: Removal of north-light roof to warehouse and reduction in height of supporting steelwork. Construction of a new lower level roof. Part over-cladding of existing building and blocking up of window openings. Construction of new dock loading area.

**Grove Mill: Part of the Swizzels Matlow , Swizzels Matlow Ltd, Grove Mill, Grove Street, New Mills, Derbyshire**

Disley Parish Council has no objection to this application.

**15/5540M**

Erection of single storey dwelling on existing, redundant agricultural land.  
**Cloughside Farm, Lower Greenshall Lane, Disley SK12 2HH**

Disley Parish Council objects to this application which it considers to be inappropriate development on green belt land. The proposed design is out of keeping with the surrounding properties and there are serious concerns with regards to access to and from this site over what is an unmade unadopted road.

Disley Parish Council therefore requests that Cheshire East Council does not approve this application.

**15/5534M**

Demolition of existing conservatory replacement with two storey extension  
**10 Elizabeth Avenue, Disley, SK12 2BR**

Disley Parish Council has no objection to this application.

4144

**To note Planning Decisions as listed on Appendix B**

**14/5013D**

Discharge of condition 5 (landscaping) on application 12/4067M –  
Preplacement service reservoir and valve house building, together with a temporary material storage area and a temporary contractor's parking area  
**Jacksons Edge Service Reservoir, Jacksons Edge Road, Disley**  
Condition 5 (landscaping) discharged

**15/4666T**

T1 Sycamore – Crown lift to 6 meters removing secondary growth  
**9 Hillside Close, Disley, SK 812 2DL**  
Tree-works authorised with 2 conditions

**15/4798M**

Single storey extension to existing garage to detached dwelling  
**7 Stanley Hall Lane, Disley, SK12 2JT**  
Application granted with 3 conditions

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**15/4786T** Sycamore, Oak & Beech – Crown lift removing epicormics growth to a height of 7 metres  
**Woodside, Light Alders, Disley, SK12 2LW**  
Tree-works authorised with 1 condition

**15/3514M** Demolition of the existing service station and redevelopment to provide a new petrol filling station facility, comprising of canopy/forecourt, sales building ATM, underground storage tanks, associated parking, landscaping and other ancillary works  
**Disley Service Station, 159 Buxton Road, Disley, SK12 2HG**  
Application granted with 12 conditions

4145 **To authorise payment of Accounts totalling £1,791.48 as listed on Appendix A**  
Proposed: Cllr. Harrop                      Seconded: Cllr. Adams  
Unanimously agreed

<b>Resolved Trans.No.</b>	<b>That the payments listed on Appendix A be authorised for payment.</b>		<b><u>Amount</u>    <u>£</u></b>
	<b><u>Cheque</u></b>	<b><u>Payee</u></b>	
767	005104	Mary Webb – reimbursement for vacuum parts	25.95
768	005106	Colin Eckersley – mileage expenses	47.88
769	005107	E-on Energy – Newtown changing rooms	25.67
770	005108	Drainage Consultants Ltd. – Newtown playing fields maintenance	108.00
771	005109	D. Beeley – roofing repairs DPC office and Community Centre	830.00
772	005110	Walkers are Welcome subscription 2016	60.00
773	DD	Allstar fuel card	2.10
774	005111	E-on Energy – Amenity lighting Fountain Sq.	36.27
775	005112	D & S West Motors – Safety inspection	64.80
776	005113	Jeremy Thompson – Dry stone wall repair Arnold Rhodes	170.00
777	005114	Stockport Computers – Computer service	170.00
778	005115	Ann Carter – Office cleaning 4 weeks to 6/1/16	40.00
779	005116	British Gas – gas bill 23/9-21/12/15	121.48

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780	005117	Petty Cash – replenishment December 2015	89.33
		<b>Total</b>	<b>1,791.48</b>

4146      **To note Financial Statement and Budget Comparisons** **Noted**

4147      **Items for future meetings**

4148      **Meetings Schedule Update**  
Schedule circulated.

The Council **resolved** to exclude the press and public for the following items of the agenda by reason of the confidential nature of the business as defined under the Public Bodies (Admissions to Meeting) Act 1960 (Section2) (and as expended by Section 100 of the Local Government Act 1972) on the grounds that they involve the likely disclosure of exempt information.

4149      **To discuss Staff Recruitment matters**

Cllrs. Kidd and Pattison reported on the interviews held earlier in the day, in conjunction with Jackie Weaver from ChALC, for the Clerk/Responsible Financial post.

Cllr. Kidd said that the preferred candidate had a lot of relevant local government experience and had submitted a CiLCA portfolio.

Proposed: Cllr. Kidd                      Seconded: Cllr. Pattison

Unanimously agreed

**Resolved**      **That a job offer be made to the preferred candidate based on the agreed terms and conditions.**

Meeting closed at 9.30pm

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