

SOUND & DISTRICT PARISH COUNCIL

Minutes of Meeting of the above Council, held on Monday 27th September 2021
at Broomhall Chapel at 7.00 p.m.

Councillors: D. Tomlinson (Chairman), A.G. Lawrence (Clerk),
F. Wright, M. Hartland, Ms N. Watson, Ms H. Paterson, Mrs R. Ruscoe, M. Wright, R.
Blackburn, Clr R. Bailey and 3 members of the public

1. **Apologies:** L. Wright (Vice Chairman), P. Griffiths, I. Blakeman, R. Brassington, Mrs E. Hollinshead,
2. **Declaration of Interest** – if a member is present at a meeting of the authority, and they have a disclosable pecuniary in any matter to be considered or being considered at the meeting, they cannot take part in any discussion of the matter at the meeting or vote on it. They should disclose the interest to the meeting and follow the Council's Code of Conduct.
3. **Minutes** of last Parish Council Meeting held on 27th July 2021 were unanimously confirmed as a true and correct record on the prop., M. Hartland, sec., D. Tomlinson but amend that Clr Bailey was not in attendance and No new volunteers for Speed Watch group.
4. **Matters arising:-**
 - a. Lay bye A530 – Nantwich side of Sound School.
M. Hartland reported - He did a litter pick at the layby, so it is all now clear.
Litter bin request made and this has now been installed.
The meeting thanks him for his effort in this matter.
 - b. PROW – reported that there is some funding for replacement stiles
 - c. Bus Service has secured funding for three years – Go To Bus service. Will be dependent on usage and subsequent analysis of this.
5. **Highway matters:** D. Tomlinson reported that with regards to the Parish Highway Group, CE are very slow at coming forward with responses at this moment, but work is in progress.
Further CE are now piloting the 'Top Up Scheme'. There is £4,200 for the Audlem Ward. Clr Bailey advised she is arranging a meeting of the Parish Councils within the Ward to get a consensus of opinion.
6. **Correspondence:** Noted to members for their inspection and interest as follows:-
 - a. **Cheshire East:** none
 - b. **Councillors:** none
 - c. **Parishioners:-** none
 - d. **Other**
 - i. Clerks and Councils Direct
 - ii. ChALC's e-bulletin
7. **Accounts**
 - I. **Income since last meeting:-** none
 - a. **Parish Precept – 2nd Instalment** £2,250.00
 - II. **Accounts paid since last meeting –** none
 - III. **Accounts to pay at this meeting**
 1. Chq No 500253 Purchase Order 41
Broomhall & Sound Methodist Church – Room Hire £15.00
 2. Chq No 500254 Purchase Order 42
A.G. Lawrence – Clerk Salary – July - Sept 2021 £386.65
 3. Chq No 500255 Purchase Order 43
HMRC – July - Sept 2021 £96.60
 4. Chq No 500256 Purchase Order 44
A.G. Lawrence – Clerk Expenses – July - Sept 2021 £47.22

The above account(s) were unanimously approved for payment on the prop., R. Blackburn, sec., M. Hartland

8. Planning Applications:

I. Applications received since last meeting:-

- a.** 21/4498N – Barn at Holly Bank, Heatley Lane, Broomhall
Conversion and extension of existing building

No representation

- b.** 21/0179N - The Garden Plot, Newtown Road
Outline planning permission for construction of a one bed retirement bungalow for local resident
Appeal to Secretary of State

And see 9/III below

II. Results of previous applications: none

III. Applications/Planning Matters before this meeting:

- a.**
- | | |
|--------------------|---|
| Application No: | 21/4720N |
| Proposal: | Listed Building Consent for installation of brick paved lock quadrants |
| Location: | Lock No. 1, BADDILEY LANE, BADDILEY |
| National Grid Ref: | 360758.5553 349236.9669 |

No representation

- b.**
- | | |
|--------------------|---|
| Application No: | 21/4666N |
| Proposal: | Proposal for the siting of two shepherd's hut units and the formation of appropriate hard standing and walk ways including infrastructure drainage and lighting. Change of use from Agricultural to Holiday Let. |
| Location: | Harlequin Cottage, HEATLEY LANE, BROOMHALL, CW5 8BA |
| National Grid Ref: | 362902.5716 347173.1844 |

On the prop., M. Hartland, sec., Ms N. Watson it was agreed that the access to this should be carefully considered to see if appropriate.

- c. Application No: 20/0333N – Hill Top Farm** – reported that comments were submitted by the Parish Council, however the following points are of concern:-
1. Insufficient consultation with local residents with the introduction of an industrial process into the locality that could cause noise, dust and pollution issues. I have spoken to 3 residents of Sandy Lane , where the noise receptor for the noise assessment was located, and none were aware of this planning application and are concerned.
 2. The details regarding types of materials, size and type of delivery vehicles, number of movements per day, run off and possible pollution requested by the Parish Council were not disclosed to them.
 - 3 in my original reply as posted on the CE planning application website under 20/0333N I said " in conclusion this is a very contentious application in open countryside which needs to be explained in much greater detail and how it will be closely controlled to prevent continual complaints" There is mention of noise attenuation and a dust management plan but no details given of how it will be closely controlled.

In response it is reported that Cllr Bailey has sent the following

Dear Chair, Vice Chair and Committee Clerk

The update below appears to have been issued post the timeline to register to speak and has fundamentally changed the recommendation as published.

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s88812/200333n.pdf>

Whilst I accept that Cheshire East Council Planning Department has admitted, 'their mistake', I believe this is a significant change from the published temporary permission along with a timeline which has precluded representations from both myself and members of the community in particular the Parish Council. I therefore request that this item be deferred to the next meeting to allow proper and expected process of the LPA.

This 'mistaken report' has resulted in me accepting another CEC commitment which renders me unable to attend the meeting even if the Chairman accepted my late submission.

It was agreed that the site should be monitored and record any problems. Also the Clerk asked to see if he could arrange a meeting with the owner to outline concerns and get reassurance on what was taking place.

- d. Reported that the following representation has been made to the Parish Council by a local resident of Oak Farm, Heatley Lane

I would be extremely grateful if you could please investigate what developments are now being created next door to us as I haven't been able to find any applications for planning permissions (I'm afraid my neighbour has a long history of, when necessary, getting them retrospectively). The changes to, and extensions of use are constant. For example, he's changed a pre-existing farm gate access to an agricultural field into a three-way access point for businesses - one of whom is Amberon, with all the vehicles/activity they require. As you may know, the A525 is a very busy road and Sound School is opposite this new junction. I've witnessed two near collisions myself. Further, someone's out altering it again as I write this.

I've heard from a third party that our neighbour is now intending to open a 'glamping' site on the part of the field next to our garden. He is presently erecting a structure very close to our fence, near our dining room, kitchen and my severely physically disabled son's bedroom. I'm wondering whether this might be the intended toilet block!

I understand that our rural economy needs to be allowed to thrive but this is worrying me greatly. I really would like to know what is being developed, and that it is being done under the law, correctly and safely.

The Clerk was asked to send the comments to CE Planning and ask for their feedback regarding the points raised.

- e. For Councillors information:-

**EXAMINATION INTO THE SOUNDNESS AND LEGAL COMPLIANCE OF THE
CHESHIRE EAST SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT**

Inspector: Mike Hayden BSc DipTP MRTPI

27 August 2021

Dear Sound and District Parish Council

**CHESHIRE EAST LOCAL PLAN - SITE ALLOCATIONS AND DEVELOPMENT POLICIES DOCUMENT
NOTIFICATION OF EXAMINATION HEARING SESSIONS**

The Hearing will **commence at 10.00 am on Tuesday 12th October 2021**. The hearing sessions will be held virtually using Microsoft Teams, to overcome restrictions on venue capacity due to the Covid-19 pandemic. The attached Inspector's guidance note (INS/06) includes the details for participation in the virtual Hearing sessions and how interested parties can view the proceedings.

The Inspector's documents attached to this letter are:

- INS/5 – Notice of Commencement of Examination Hearing
- INS/6 – Examination Guidance Note
- INS/7 - Draft Hearing Programme
- INS/8a - Matters, Issues and Questions (MIQs) Part 1 for Matters 1-7 which will be heard in weeks 1 and 2. (The MIQs for Matters 8-12, to be heard in week 3, will follow shortly.)

The Draft Hearing Programme (INS/7) sets out which Matters will be discussed on each day.

The **Matters, Issues and Questions for the Examination (MIQs)** will form the basis for the discussion at the Hearing sessions. The **Draft Hearing Programme** includes a draft list of issues for discussion at each Hearing session. Representors should study both of these documents before deciding whether they wish to participate. In order that the timetable can be finalised, those Representors wishing to take part in the Hearing should contact the PO by **1200hrs on Friday 17th September 2021** stating your intention to appear and on which Matter(s) and Issue(s) you wish to speak, including, if possible, which question(s).

Whilst it is not a requirement, **Representors** scheduled to appear may also submit **Hearing Position Statements**, but only on the questions in the MIQs relevant to their original representations. Alternatively, Representors can choose to rely entirely upon their original representations.

The submission of a Hearing Position Statement **must not be taken as an opportunity to submit new responses or fresh evidence and it must not be accompanied by any appendices**. For Representors, statements must rely essentially on your original response to the Publication Draft of the Plan, which is taken as your complete case.

The deadline for receipt of hearing statements for Matters 1-7 is 12.00 midday Friday 24th September 2021. The deadline for the hearing statements relating to Matters 8-12 is 12.00 midday Friday 1st October 2021.

Any statements on the MIQs, must be prepared in accordance with the Guidance Note (INS/6) and should:

- be as succinct as possible, but limited to a strict **maximum of 3,000 words per Matter**.
- clearly identify the number(s) of the question(s) being answered;
- cross reference the original representation, using the Representation number within the Representations database held on the Examination website;
- have regard to the evidence submitted by the Council on the Examination website, including the Council's response to the Inspector's Initial Questions, and when referring to them, cross reference the document reference, paragraph and page numbers rather than including extracts;
- indicate whether any changes are needed to make the Plan sound or legally compliant.
- bear the name of the Representor and the Hearing session to which they relate;
- be **printable on A4 paper**, with no diagrams or tables which need to be printed at a larger scale.

For information, please note the following key dates:

- **Friday 17th September, 12.00 midday:** Deadline to confirm with the Programme Officer whether you wish to exercise the right to be heard.
- **Friday 24th September, 12.00 midday:** Deadline for submission of statements for Matters 1-7.
- **Friday 1st October, 12.00 midday:** Deadline for submission for statements for Matters 8-12.
- **Tuesday 12th October, 10.00am:** Hearing sessions open.

Updates and all documents relating to the preparation of the Plan and examination are available to download or view online at: www.cheshireeast.gov.uk/sadpdexamination

IV. **Neighbourhood Plan:** reported:- Regulation 14 Consultation
The parishes of Sound and Broomhall are in Cheshire East Council area.

Public consultation on the Pre-Submission Version of the Sound and Broomhall Neighbourhood Plan will run from 9am on Monday 23rd August 2021 to 9am on 4th October 2021.

The Pre-Submission Version of the Sound and Broomhall Neighbourhood Plan sets out a positive vision on how the community want the parishes and local area to grow and develop in ways that meet identified local need, make sense for local people and support the sustainability of the community. The views have been gathered and interpreted through an extensive and inclusive process of community engagement and consultation.

As required by Regulation 14 of the Neighbourhood Planning Regulations 2012, we are making this version of the Sound and Broomhall Neighbourhood Plan available for consultation with those who "may be affected by the proposals for a neighbourhood development plan". We shall consider all comments and suggestions very carefully and make necessary revisions to the Plan before it is submitted to Cheshire East Council for independent examination.

This six week public consultation will run from 9am on Monday 23rd August 2021 to 9am on 4th October 2021.

9. Sound Common Report:

- Yearly mowing of paddock
- more orchids have appeared
- cutting back of some more trees planned to allow more light

11. Police Report: no report

12. Next Meeting: - proposed date of next Parish Council Meeting – December

Meeting closed.