

Buerton Parish Council

Minutes of the Meeting held Thursday 16th October 2014 at Hankelow Church Hall

Present: Cllr E Green (chair) Cllr N Bonell Cllr I Shaw Cllr E Lancaster Cllr A Baddley
Parishoners 16

In attendance: J Kemble Clerk
Tom Evans CEC Planning

1422 Apologies Cllr O Bonell

1423 Minutes The minutes of the Council meeting of 12/08/2014 were signed as correct records.

1424 Disclosure of interests none

1425 Concerning a Buerton Neighbourhood Plan

1425/1 Tom Evans was invited to describe the reasons and benefits of such a plan and the steps, costs and timing required to achieve it.

The main points made, with much detail and discussion were:-

- a) 11 areas within Cheshire East were working on Neighbourhood plans at present and it was anticipated that this would increase to 20-25 by next year.
- b) Land use is the key thing.
- c) The CEC Local Plan Strategy is currently being reviewed by the planning inspector and should be confirmed by the end of this year.
- d) CEC will accept and incorporate Neighbourhood Plans into the overall local plan strategy once they have been submitted and reviewed/approved.
- e) It is important that the local electors are represented and consulted in arriving at such a plan, including local land owners.
- f) An independent examination of the plan is held (funded by CEC).
- g) A local referendum must be held before a Neighbourhood plan is accepted. This would be financed by CEC.
- h) The length of time required to achieve a successful plan depends on the number of policies included. One year for a few (say 4 or 5), two years for a larger number.
- i) Cheshire Community Action can provide professional planning support and advice free of charge. CEC will fund some professional support, CCA or something else suitable in conjunction with the needs and what will work best for the Parish Council.
- j) The costs of any legal challenge to an adopted Neighbourhood Plan would be met by CEC.
- k) To be sure of incorporation with the CEC Local Plan Strategy, a plan should be submitted before May next year, but may be submitted at any time before to be included in the Development Plan for CEC. This is the full suite of planning documents used to make planning decisions and includes the Local Plan Strategy.
- l) Professional help is recommended w.r.t. a landscape survey and building needs. This at Buerton's expense. Where CEC can assist it will but some professional help will be necessary.
- m) When a Neighbourhood Plan is in place the Parish Council may claim more funding through new development (25% of the community infrastructure levy charge),

1425/2 Following the discussion and information received in 1425/1 above the Council resolved to pursue the preparation of a Neighbourhood Plan.

First step is to contact Hankelow PC who are also considering such a Plan to see if there is any common ground in order to try and reduce the costs of professional surveys etc..

1426

Public Forum The following points were raised by parishoners:-

- a) The CEC tidy-up of the footpath along the A525 to Audlem is only partly completed. Clerk to contact CEC and confirm it will be completed.
- b) Comment was made with regard to the location of bins on the playing field.

More bins are required but the question of emptying them needs addressing. As a stop gap Geoff Baddely has volunteered to clear them regularly. Clerk to get prices for more bins and try and get CEC to place another by the bus stop in Windmill Lane.

1427 Business Matters

1427/1 Playing Field

Railing painting and repair . Clerk reported that interest in the work never seem to result in a quote. Another possible supplier will be contacted.

The signage for the field including the emergency phone number has not been actioned. Clerk to get it sorted.

1427/2 Defibrillator

Received, but now needs a cabinet which was not mentioned when this project was started.

Order to be placed with Community Heartbeat at £800.

1427/3 Notice Board

Completed.

1427/4 Cllr Baddley advised the Council that she had met with Mark Bone of CEC Highways in Windmill Close and he recognised the road surface was in a bad state and would get repairs put onto next years budget..

1427/5 Clerk reported that replacement goal posts could cost up to £800 and it was agreed to refurbish the old ones.

1427/6 It was agreed to request Barkers review the Parish Land Agreement.

1428 Financial Matters

The following payments were approved :-

Dave Espley	Playing field inspections	August	£25.00
J Kemble	Salary	August/September	£223.90
Physio-Control	Defibrillator		£780.00
Dave Espley	Playing field inspections	September	£25.00
M.R.P. Construction	Notice Board refurbishment		£207.14
HMRC	Tax periods M4,M5,M6		£84.00
Community Heartbeat	Defibrillator cabinet		£800.00

1429 Planning and Development.

1429/1 The following were noted:-

14/2745D Redacres development Conditions discharged

14/4026N Redacres development change of bungalow to single story

1429/2 It was reported that the work on the Redacres development has destroyed the habitats for bats etc. it was supposed to preserve. Re-instating these habitats later will be in-effective as the wildlife will, by then have relocated or at worst been destroyed.

1430 Any other business

Clerk reported that a letter had been sent to the Hankelow Church clerk supporting their bid for funding to refurbish the meeting room and update the facilities provided.

1431 Councillors reports of meetings attended

None

1432 Dates of next meetings.

02/12/2014

There being no other business, the Chairman closed the meeting at 9.45 p.m.

