

MOBBERLEY ANNUAL PARISH MEETING
Wednesday 10th May 2023

Present: Cllrs Hannah Moss, Karen Baker, Sally Thomas, Janet Cookson, David Swan, Heidi Gilks, Viv Pike, David Brush, Anne Holloway. The Clerk, Kate Marsh

1 The Chairman opened the meeting.

2 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies had been received from Cllrs David Brush, Sue Bellamy.

3 ELECTION OF BURLEYMEN

It was agreed that the existing Burleymen would be re-elected.

4 CHESHIRE EAST COUNCIL REPORT

Non received.

5 PARISH COUNCIL CHAIRMAN'S REPORT

As the current Chairwoman of Mobberley Parish Council I am pleased to Chair this year's Annual Parish Meeting, which is an opportunity for our parishioners to raise any matter they wish in relation to our Parish.

We have had a good outcome for the traveller site, which is now vacated, and we will pursue next steps to return the land to normal.

We have completed our Community Resilience Plan and made good progress with the Neighbourhood Plan.

The leases at the Rajar Building have been consistent and Love the Dentist have agreed to take some further space when the Family History Society give up one of the rooms the lease.

Cllr Swan and the Parish Ranger have been repairing and replacing stiles throughout the village and will continue to do so with the support of the stile kits provided by CEC.

The Rajar Building main hall has been renovated with a new floor, fresh coat of paint and new lighting. This is now a great space for the community and should help to raise income to support the Rajar Building and its continued maintenance.

The village has seen the Coronation of King Charles this year. As a council we catered for all ages across the Parish, starting with a Royal Tea Party for the Senior Citizens, a Royal Knees Up for anyone who wanted to attend and finally a Coronation Orienteering session for the younger generation. All events were welcomed and well attended.

The Mobberley Parish Council have added a further 2 defibrillators to the village. We now have a total of 6 defibrillators spread across the village. These have been welcomed and will help save lives. We are continuing to add to the earmarked funds for a new kitchen in the Victory Hall to help enable and support growth of the events on offer. We are also continuing to add to the earmarked funds for a new path on the community meadow to allow more access to people with prams, wheelchairs, and any other disabilities. There are also several smaller initiatives / improvements being carried out throughout the village, so keep a look out for anything new.

One of the biggest changes over the past year is the revamp of the Events Committee. The Events Committee now holds regular events such as Bingo, Book Club, Dog Walking Group and more. The Events Committee have also hosted several one-off occasions with great success.

The Pie and Pint night to celebrate National Pie week was a huge success along with a Halloween event and a Christmas Lights Switch On. We managed to raise over £1300 for Young Lives Vs Cancer.

Another success this year has been the setup of the station volunteering group. Mobberley station is now looking much tidier and will continue to do so as the new planting and bulbs flourish.

I would personally like to thank all the councillors for their continued support and look forward to seeing what this year will bring and how we can continue to improve our village

Thanks Hannah Moss

5 PARISH COUNCIL COMMITTEE REPORTS

5.1 PLANNING –

The planning committee is made up of myself, Heidi and four other councillors. We meet monthly to discuss the any new planning applications that month, minute our views and respond to Cheshire East Council accordingly. We always welcome parishioner participation whether as an objector or supporter of each application. As chair I always check the planning portal on the Cheshire East website to see if any objections or letters of support have been sent in regarding each application. We will always take on board parishioners' comments if they are planning related and part of planning policy. I would encourage anybody with a particular point of view to contact myself or the clerk as I am always happy to speak to people who may not actually want to formally object or support an application. If someone does feel strongly about a planning application which potentially may affect them it is always better to email Cheshire East as it will hold more weight, as long as the objection is a relevant planning comment and falls within planning policy.

The last couple of years we have been heavily invested in dealing with the Broadoak Site which, along the way, also made it to the civil courts. We were delighted that the Inspectorate agreed with the council and parish Council in that all the retrospective works were unlawful and the travellers had to vacate the sight over time. That day has finally come and caravans have all been removed. The hard standing areas are still tarmac and this will be up to Cheshire East to decide going forward whether or not they will enforce the owner to put it back to grass. The Parish Council have been informed that this land has now been sold.

With regards to green belt, we all live in a lovely part of Cheshire and Mobberley is surrounded by a lot of greenbelt and conservation areas. Consequently, planning policy is stricter in order to stop inappropriate development which is harmful to the Green Belt and should not be approved except in very special circumstances. National Planning Policy Framework (NPPF) seeks to conserve landscape character and the policy focus is on preserving the openness of its space, setting and rural character.

Unfortunately, we see a lot of applications for development in the village and developers particularly know how to find the loop holes!! Permitted Development rights and prior approval applications are increasing and this provides a legitimate right to develop properties. We are saddened by the number of applications that seek to excessively increase the footprint of properties and get what they want by in effect holding the council to ransom with fall back positions of a Permitted development right. We appreciate this is a government backed policy and that Cheshire East's hands are tied as refusing such applications invariably leads to an appeal and the appeal being upheld. Cheshire East are left having to decide whether to approve the application or face being responsible for spending tax payers' monies in fighting such cases and more often than not subject to a costs order. Consequently, this is why Mobberley Parish Council decided to finally adopt a Neighbourhood Plan for Mobberley which the relevant committee will discuss and update you with. This gives Mobberley a better say in development for our village

So planning is probably the most contentious of all our committees as you can't please everyone all of the time. But rest assured that we do only have Mobberley's best interest at heart.

5.2 RAJAR BUIDLING

The Rajar committee currently consists of myself (Heidi), Hannah and David Brush. We oversee the running of the building with a massive amount of help from Kate our Parish Council clerk. Kate makes sure that everything runs smoothly and that all the important and necessary reports are kept up to date and maintained, i.e., fire alarms / electrical reports/ burglar alarm /utilities etc.

We also have to provide annual risk assessments for the building due to parts being rented out as offices and for events etc. Kate also makes sure these are all up to date.

Currently most of the office space is leased out to various companies and this provides additional income for the building which is used for the upkeep and maintenance of the building.

As you can see the hall has recently been decorated and now has new flooring and lightening.

So, it's looking great as the Village Events committee have organized all this.

The Rajar does hold it owns as far as income is concerned as we regularly rent the hall out for parties and local clubs including the very popular weekly bingo

We regularly advertise the hall to encourage people to use it whether it's for a children's party/club or commercial event.

It's also rented and used by Cheshire East for polling days and the NCT for their conferences when they are not online.

So, we are hoping that we will pick up even more business over the next few months. The rates are really reasonable and start from £20 for two hours and this includes the use of the facilities i.e., kitchen and toilets obviously.

So, if anyone is planning on having a get together, we would hope that you would consider the Rajar as a potential venue.

5.3 VILLAGE EVENTS –

The committee consists of four councillors. The Coronation events were a huge success and offered events for all ages. The dog walking, bingo, book club and quiz nights are the new regular events that have proved really popular. There is a new booking and ticketing system on the Parish Council website which has proved to be invaluable.

Mobb Fest is taking place towards the end of June, a Halloween event and a Christmas event are scheduled for later in the year.

5.4 VILLAGE AMENITIES

Cllr Swan passed on his thanks to all involved in the committee during the last twelve months. Contact with Cheshire East has been very frustrating with lack of officers, especially in the Public Rights of Way department.

Orienteering on the Community Meadow was a great success during the Coronation celebrations. Manchester Airport have planted 50 trees on the Meadow earlier in the year.

A project for the coming year is looking at expanding the Conservation Area to provide more protection for the area. This will require the input of a consultant to work closely alongside Cheshire East and the Parish Council.

5.5 VICTORY HALL (TDC)

The TDC have continued their hard work this year in maintaining the Victory Hall, the Parish Council would like to thank all those involved in the committee. The Victory Hall is looking to gain charity status. In order to do this a lease is required to be signed between the Parish Council and the Mobberley Victory Hall Memorial Club. The Parish Council are currently looking at ways to move forward with this.

5.5 FINANCE During the financial year 2022/23 Mobberley Parish Council worked with a precept/budget of £41000. This covered the Clerks salary, Rajar Building caretaker, insurance, a donation towards Knutsford Citizen Advice Bureau, Parish Ranger – the Parish Rangers hours are calculated and the monies donated to the Victory Hall at the Rangers request, hanging baskets, the Rajar Building Maintenance, a grant towards St Wilfrids graveyard maintenance, grants to other community groups, and many other smaller areas.

The Parish Council's income is made up from the annual precept from Cheshire East Council, rent payments from users of the Rajar Building – both fixed and variable rents and income from the newsletter adverts which goes towards financing the 10 newsletters that are produced per year.

The Rajar Building has two fixed sources of income – the Family History Society, Love the Dentist and a mortgage broker all rent part of the building. Bookings for the main hall have picked up considerably this year and there are now regular bookings most evenings. The Parish Council accounts are scrutinised by the internal auditor at the end of every financial year and a report is produced and displayed on the Parish Council website.

6. NEIGHBOURHOOD PLAN – Since the last annual meeting significant progress has been made on the Neighbourhood Plan. A first draft is near completion with a Design Code having been completed and a report from the Cheshire Wildlife Trust. The aim for this year is to take the draft of the Neighbourhood Plan out to consultation with residents to incorporate their comments.