



Minutes of a Zoom Meeting of Mobberley Parish Council on Monday 1st February 2021

Present:

Chairman: Councillor Hannah Moss

Councillors: C Booth, A Holloway, S Kendall, V Pike, D Elves, D Swan, C. Paterson, J. Gow, J. Unterhalter, and H. Gilks.

Parish Clerk: Kathryn Booth

Also, Present: C.E Charlotte Leach and Rt. Hon. Esther McVey

2 attendees

1. Receive Apologies: None
2. Declarations of Interest – No DOI registered.
3. **Election of Chairman.** (options: Vice Chair to continue or elect a New Chair)

Two nominations for Chair. Councillor Hannah Moss elected.

4. Minutes of Previous Meetings:
Minutes of the meeting held on 4th January 2021 presented for approval. Councillor Gilks requested amendment of minutes to reflect one as oppose to ne: Community Meadow 9.4.: Minutes to be amended. **Approved Councillors Gilks and Holloway with that amendment.**
5. Public Participation – None
6. Knutsford Community Police: No reports
7. Report from Cheshire East Council: Councillor Leach
Sale of Garage Plots: Awaiting details from Land Registry with regard to same.
Broadoak Planning Application: update given. Trial commences next week. Councillors encouraged to contact her if they want dial in access codes for trial.
Awaiting more information with regard to Appeal and the grounds.
Flooding issues discussed. Areas including Newton Hall Lane and Smith Lane. With regard to the latter, this is to be tackled imminently.
Gritting issues. Discussed.
Local icy road conditions Discussed.
8. Correspondence:
8.1 Letter of concern received with regard to agreed grant from the Parish of St Wilfred's: Councillor Elves.
Council considered the request but maintained their original decision. However, if funds allow, the council will revisit. Letter completed by councillor Elves to be sent to St Wilfred's as an official response from MPC. **Action: Clerk**
8.2 Concerns reference flooding in Newton hall Lane. (Reported to Cheshire East by clerk.): **Resolved**
8.3 Resident of Warford Park querying planning permission for new Health Club (dealt with by clerk who advised) **Resolved.**
9. Finance:
9.1 Financial Report January 2021 **Approved by council: Councillors Pike and Gow**
Councillor Holloway queried Earmarked Funds for Great Oak Square. Discussion ensued.
9.2 New Finance Programme: setup and management explained by Councillor Elves who has volunteered to set it up. Explained advantages of same. The audit trail would require clarification when in use.
9.3 VAT reclaim: Councillor Paterson updated the council. Ownership appears to be the issue. Councillor Pike has been actively involved with a legal team and the Charities Commission to deal with this issue. This is to be updated when information as to its progress comes to light.

Committee Reports:

10.1 Planning Councillor Unterhalter: MPC Planning report is included within this document.

Action: Councillor Unterhalter to consider new councillor for Planning Committee

10.2 Highways Hedges and Utilities (Play Grounds): Councillor Holloway: The 20mph campaign has been entered onto Mobberley matters and in the Newsletter. The councillor advised the council on legislation of same and requested councillors to contact her with regard to other roads and locations which may require the speed limit adjusting.

The following were suggested: Town Lane, Smith Lane, Hobcroft lane and Moss lane.

Councillor Holloway also referred to a complaint she had received from a local resident with regard to the path at the side of Lakshmi, in that the foliage requires cutting and the area requires improved maintenance. Discussion ensued over ownership not formal decision made by council. To progress by the following: **Action: Councillor Holloway to respond to resident and feed back to the council.**

10.3 Victory Hall: Councillor Pike: Furloughing staff was not appropriate as they were still working and, in any event, it would be the responsibility of the council to manage this. **Council agreed not to furlough staff at this stage. Resolved.** However, Councillor Pike still expressed concerns over funding for the Victory Hall in respect of salaries. Finally, Councillor Pike wanted to express her thanks to the TDC for all their hard work. This council concurred.

Chair confirmed that the council would step in and support the V.H.

Councillors queried use of COVID Fund, its current location and if that could be used to support the V.H. Response by Councillor Elves informed the council that, that had been absorbed by the MPC Budget. No further refurbishments of either the Rajar Building or V.H could be considered in this current financial climate.

10.4 Community Meadow: Councillor Swan and Kendall: Discussion over Hedging ownership which appears unclear. Councillor Booth advised the council that if they were to make adjustments to property that was not theirs, they would be breaking the law.

Vote conducted to decide, continuance of the Community Meadow project. Unanimous decision to discontinue under this current financial climate. Resolved.

10.5 Foot Paths: Councillor Swan: Referred to a Willow tree near to Damson Lane.

10.6 Village Pride: Councillor Kendall. Nothing to report.

10.7 Rajar Building Councillors Pike, Booth and Elves:

Gas meter installation at a cost of £1500 plus VAT to redeploy and connect.

Council approved payment **Resolved. Action: Clerk to make payment**

Fire Escape: new door fitted (**previously approved by council**). Repair work completed by Councillor Elves

Action: Clerk to make Payment.

Zurich Insurance £4533.64 plus tax due in March. Councillor Gilks volunteered to attempt to secure a reduced quote. **Action: Clerk to send renewal notice to same.**

10.8 Public Transport/Airport: Councillor Booth: Updates given with regard to flights and airport usage.

10.9 Cheshire Resilience Plan: Councillor Swan. Advised council that he did not wish to continue with this project. Councillor Gow offered to support the plan.

10.10. Police Liaison: Councillor Booth: No reports.

10.11 Youth Council: Chair and Councillor Gow to report. Drainage issue discussed. **Vote conducted to establish if council wished to continue with this project. Unanimous decision to discontinue project due to current financial situation. Resolved**

10.12 Newsletter/Website: Newsletter: Councillor Gow updated council with the current position. Most back dated information had been placed on the website and it was almost ready to be activated. Clerks requested, for free advertising for the month of February be given to all existing advertisers. **Vote: Council unanimously supported. Resolved.** Furthermore, Council also agreed the 2021-2022 charge of £180 for the remaining year. **Resolved.**

10.13 Neighbourhood Plan: Councillors Elves, Gow and Paterson: **progressing.**

11. Broadoak: Councillor Gilks: Updated Council with regard to initiative.

The council are awaiting documents appertaining to the appeal and grounds

Councillor Leach to secure a number of appropriate Human Rights barristers to represent the council and the committee can make a selection.

Actual fund-raising page to be made more appropriate by Gareth.

Terms of Reference discussed. **Vote: Council unanimously supported the Terms of Reference following amendments.**

Resolved

Term BLAG to be amended

Minutes section

Employment of third Party

Vote: Council unanimously supported retaining ownership of the Broadoak initiative: Resolved

Gareth Wilson has been paid in relation to the fund-raising page.

Councillor Pike requested that a letter of thanks be forwarded to the previous Chair: Janet Cookson. The Chair agreed to formulate a letter and send it from the council.

Date of Next Meeting: 1st March 2021: Zoom

Following Agreed dates 12th April 2021: Zoom

10th May 2021: Zoom

Meeting closed at 10.00pm

Signed.....Chairman

January Planning Decisions.

20/5743M	Expansion of pre-existing 2 storey side and rear extensions, new porch and entrance and internal remodelling works. 1, IVY COTTAGE, PEPPER STREET, MOBBERLEY, KNUTSFORD, CHESHIRE, WA16 6JG	No Objection unanimous decision.
20/5771M	Single storey rear extension creation of 1ST FLOOR SIDE EXTENSION above GROUND FLOOR ELEMENT ROOF TERRACE 31, CARLISLE CLOSE, MOBBERLEY, WA16 7HD	No Objection unanimous decision.
20/5793M	Demolish existing single DELAPIDATED GARAGE and replace with Double Garage LABURNUM COTTAGE, KNUTSFORD ROAD, MOBBERLEY, WA16 7PU	No Objection unanimous decision. However, MPC Planning Committee request Cheshire East Planning Committee to stipulate THAT A CONDITION OF ANY PLANNING CONSENT within 3 months of commencement of the new build, the existing garage subject to this application is demolished.
20/5767M	Variation of condition 2 on application 19/3613M. Willows Wood, NEWTON HALL LANE, MOBBERLEY, WA16 7LB	No Objection unanimous decision: as no access was shown on the submitted plans, MOC are adamant that only ONE access onto Newton Hall Lane should serve the property.
20/5784M	Change of use and extension of office and storage building to form two dwellings with gardens and parking. BOLLIN HOUSE FARM, BLAKELEY LANE, MOBBERLEY, WA16 7LX	No Objection unanimous decision, providing the resident Bats are lawfully accommodated.
20/5864M	Proposed demolition of existing equestrian stables and other commercial buildings (former car sales) and re-development to provide 4 new residential dwellinghouses and part demolition and conversion of existing riding arena to form a new dwellinghouse. YARWOOD HOUSE FARM, WOOD LANE, MOBBERLEY, CHESHIRE, WA16 7NJ	Objection 3-1 MPC. This application relates to Greenbelt land which does not allow for dwellings unless special conditions or circumstances apply. Therefore, MPC. Planning Committee feel that there are NO special conditions/circumstances appertaining to this case. Furthermore, the design of the properties is not sympathetic to a rural location
20/5806M	Proposed single storey outbuilding. TARKEN, HALL LANE, MOBBERLEY, CHESHIRE, WA16 7AE	Objection unanimous decision. There is NO justification provided for an additional building in a Conservation area and Greenbelt. However, if C.E. Planning Committee are mindful to approve this application, MPC ask that a S106 is imposed to tie this into the main Residence.
21/0244M	Single storey rear extension, single storey front extension / porch, part conversion of existing garage. 5, CARLISLE CLOSE, MOBBERLEY, CHESHIRE, WA16 7HD	No Objection unanimous decision.

Other Issues.

The Committee wish to retain the information relating to Enforcement notices on the agenda and within the minutes to enable these cases to be monitored. These include:

Moss lane

Pavement Lane.

Paddock Hill

Enforcement

Application 17/1876M (Moss Lane): clerk contacted C.E. Planning Dept. [Awaiting Response](#)

Application no 20/ 4173M (Pavement Lane). Enforcement officer notified -awaiting outcome/response.

Paddock Hill: Enforcement Reference No.20/00664E: clerk contacted C.E. Planning Dept. [Awaiting Response](#)

Wedding Barn appeal and pending updates. [None as yet.](#)