



**MINUTES OF THE SPECIAL MEETING OF ROPE PARISH COUNCIL HELD ON TUESDAY 20<sup>TH</sup> AUGUST 2013 AT THE NEW LIFE CHURCH, FULLER DRIVE**

**PRESENT:**

Councillor R Squirrell – Chairman  
Councillor Andy Pennance  
Councillor Simon Bowkett  
Councillor Chris Flaherty  
Councillor Maurice Simon

**In Attendance:**

CEC Councillor Michael Jones, CEC Cllr Brian Silvester, CEC Councillor Margaret Simon, Councillor Steven Hogben - Shavington PC, Councillor Gill McIntyre – Shavington PC, PCSO Michelle Minton, plus members of the public as per the attendance list provided to Councillors.

**41. APOLOGIES FOR ABSENCE:**

Councillor Robert Dodd

**42. DECLARATION OF INTEREST:**

None.

**43. PRESENTATION FROM COUNCILLOR MICHAEL JONES – LEADER OF CHESHIRE EAST BC.**

The Chair welcomed Councillor Michael Jones who had been specifically invited to discuss The Gresty Oaks Planning Application. Councillor Bob Squirrell stressed in his introduction that Rope PC has no powers over planning application other than to make comment as Cheshire East are the Planning Authority who set policies and make decisions.

**Main comments relating to Councillor Jones Presentation:**

Cheshire East is against the Gresty Oaks Planning Application.

It had taken over 50k man hours by CEC Officers on the Local Plan which will be ready by mid September.

This high level core sites plan had more of a supply than the 5 years necessary.

Councillor Jones is fighting other applications in other areas.

Working with residents and developers then CEC will get it right and residents of Cheshire East need to see actions not words.

CEC has stood up and worked hard to get it right by liaising with Govt Ministers, The Inspectorate, and Developers so that we have plan lead and sustainable polities and will not allow an unsustainable situation in the future.

In this area the transportation infrastructure is not enough and it will be gridlocked.

The Govt states it needs growth of 23%.

**Councillor Jones took questions from the Public:**

**Q:** The member of the public felt that if the Govt wanted it, then it would happen.

**A:** Cllr Jones assured the meeting that CEC work together with relevant bodies to make sure that correct process takes place.

**Q:** The drainage is bad and since the A500 was built, it floods on a regular basis and how would CEC provide infrastructure to support these developments.

**A:** CEC will look at all these problems and make sure that there is a sustainable situation for the future. A holistic approach is needed so that building houses will link in with jobs, infrastructure etc to make it work.

**Q:** Many applications are permitted and then developers do not then build.

**A:** this is the process of land banking which Councillor Jones totally disagreed with.



**Q:** Concerned about the provision of GP's, school plus will Leighton Hospital is enlarged to support the additional population.

**A:** The hospital will be increased in size and educational and medical provision also. is an important consideration.

**Q:** Resident had been attending Wychwood Meetings and felt that Cheshire Oaks was being given priority.

**A:** CEC supports developments that are in the right place and it doesn't support this one.

**Q:** At recent Willaston and Wistaston Meetings besides discussing the 5 year supply other concerns were growing with regard to the Green Gap and Green Belt.

**A:** CNBC had a good policy in relation to both Green Gap and Belt but due to local Government review which created CEC this was negated and a new Plan had to be put in place. The 5 year supply trumps all policies such as Green Gap and Green Belt. Once the Plan is in place then it will give rules and direction to all applications. CEC is not against house building but in the right place.

**Q:** Has our local MP got a stance on the situation.

**A:** All local MP's in Cheshire East have put pressure on Ministers to have meetings with regard to the situation. CEC is succeeding. The Inspectorate is going to review the Plan so far to make sure we get it right.

**Q:** Councillor Margaret Simon asked what residents should do next.

**A:** Make comment on all planning applications relevant to your area and make comment on The Local Plan. Be positive. It's a team effort and some of your issues may help the planners when decisions are made as you have local knowledge.

The Chair thanked Councillor Jones for attending this important meeting.

#### **44. PUBLIC PARTICIPATION TO DISCUSS PLANNING APPLICATION 113/2874N**

**Councillor Bob Squirrell ran through a brief summary of The Application and asked for comments which were received as follows:**

There is a pub in the plan but in all areas there are pubs closing. Its site is near the Medical Centre.

The Layout of the plan is exaggerated as the scale appears incorrect.

Flooding is a main issue in this area.

It was commented that Councillor Silvester had missed an opportunity to say something to Councillor Michael Jones. Councillor Brian Silvester as the Ward Councillor stated he is totally opposed to the application citing the issue of building on green gap, traffic congestion, education provision.

**The Chair read out Rope PC's Draft Objection for comments. Comments received were:**

Don't lose sight of the lanes which often have no footpaths and are not serviceable roads eg Rope Lane, Gresty Lane.

Consider the health and wellbeing of residents in relation to air quality, extra traffic etc.

The bridge at Rope Lane is single file and will become a huge bottleneck to traffic flow.

#### **45. TO CONSIDER ROPE PARISH COUNCIL'S RESPONSE TO THE PLANNING APPLICATION**

Rope Parish Councillors present discussed all the issues from the meeting and the following resolution was made:

**RESOLUTION:** That the draft objection that had been prepared by the Chair should be amended and then sent to Cheshire East on behalf of Rope PC.