

Gawsworth Parish Council

Parish Clerk: Adam Keppel-Green BSc PSLCC
33 Manor Crescent, Knutsford, WA16 8DL
clerk@gawsworthpc.org.uk 07584 057 228
www.gawsworthpc.org.uk



2nd January 2019

To the Members of Gawsworth Parish Council

Dear Councillor,

You are summoned to attend a meeting of Gawsworth Parish Council to be held at 19:30 on Tuesday 8th January 2019 at Gawsworth Village Hall.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Keppel-Green'.

Adam Keppel-Green
Clerk and Proper Officer

Agenda

- 1 To receive apologies for absence
- 2 To note the declaration of members' interests
- 3 Public Participation
A period for members of the public to address the Council
- 4 To consider the co-option of two Parish Councillors **(attached)**
- 5 To confirm the minutes of the meeting held 11th December 2018 **(attached)**
- 6 To agree a response to the consultation on planning application 18/5544M - development of 10 dwellings and associated infrastructure, land off Dark Lane **(attached)**
- 7 To consider matters related to the proposed mast on Pennington's Lane
- 8 To receive reports of Parish Matters
For councillors to raise issues for future discussion or resolution
- 9 To consider the draft 2019/20 council budget **(attached)**
- 10 To approve tree works
- 11 To consider financial matters
 - a) To consider the Council's financial position year to date **(attached)**

- b) To note and approve payments (*below*)
- 12** To consider planning matters
- a) To consider application 18/5638M – Cowley Farm, Cowbrook Lane
 - b) To consider application 18/5521M – Silver Beech, Tidnock Lane
 - c) To consider application 18/6088M – Fodens Farm, Woodhouse End Road
- 13** To consider a report from Cheshire East Councillor(s)
- 14** To consider the Parish Maintenance Log (*attached*)
- 15** To consider the Actions Log (*attached*)
- 16** Member questions to the clerk
- 17** To note the dates of forthcoming meetings
Items for the next agenda may be requested at this point or submitted to the Clerk by Sunday 30th December.

February 12th
 May 14th

March 12th
 June 11th

April 9th
 July 9th

Payee	Chq Ref	Detail	Amount Paid
HMRC	300246	PAYE Q3	313.20
Gort and March	300247	Payroll Q3	38.79
A Keppel-Green	300248	Dec Salary and Mileage	468.38
John Upton Charity	300249	VAT	122.51
Total			942.88



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APPLICATION FOR CO-OPTION

Form to be returned to the Parish Clerk by **January 2nd 2018**

Personal Details and Contact Information			
Title:	Mr	Full Name:	David Thomas Hyde
Address:	19 Harrington Drive Gawsworth	E-mail :	david.hyde@hotmail.co.uk
		Phone:	
		Mobile:	07971425058
		Postcode:	SK11 9RD
How long have you lived in Gawsworth?	20 years		
Do you meet the qualification criteria?	Yes	<input type="checkbox"/>	<input type="checkbox"/>

Why do you want to join Gawsworth Parish Council
To promote the wellbeing of Gawsworth.

What would you like to achieve as a councillor?
To improve the quality of life for those that live in Gawsworth.

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APPLICATION FOR CO-OPTION

Form to be returned to the Parish Clerk by **January 2nd 2018**

Personal Details and Contact Information

Title:	Mrs	Full Name:	Sylvia Margaret Perry		
Address:	Oak Lyn	E-mail :	margaret.parry@talktalk.net		
	Dark Lane	Phone:	01625 619272		
	Gawsworth	Mobile:	07410693223		
		Postcode:	SK11 9QZ		
How long have you lived in Gawsworth?	24+ years				
Do you meet the qualification criteria?	Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Why do you want to join Gawsworth Parish Council

I would like to give something back to the community where I have lived so long.

Ensure that when this community has a strong opinion concerning a local issue, their voice is heard and the outcome is dealt with as democratically as is possible.

I also feel that there is a need for the representation of the farming community, which has been seriously lacking in the last couple of years. This is something I was born into and have gained a deal of knowledge over the years.

I have attended Parish Council meetings for the last 2-3 yrs and have found them both interesting and challenging.

What would you like to achieve as a councillor?

I would like to make the villagers more aware of the Parish Council, of its roll in the community and how it can help them. I very rarely hear the Parish Council referred to or even discussed within the village. Many have no idea who their councillors are, or what their rolls entails.

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Minutes

of the council meeting held

Tuesday 11th December 2018

18/140 Present

Cllrs Woods (*presiding*), Briercliffe, Briggs, Shepherd, Smetham and Tyrrell.

A Keppel-Green (*Parish Clerk*) and P Yates (*Planning Advisor*)

18/141 To receive apologies for absence

Apologies were received from Cllr Richards.

18/142 To note the declaration of members' interests

Cllr Smetham declared a non-pecuniary interest in 18/144 as a Cheshire East Councillor, as Mayor of Cheshire East and as living close to the proposed development.

18/143 Public Participation

The Chairman read a letter from a resident in support of application 18/5544M.

Twelve members of the public spoke in opposition to application 18/5544M raising the following points:

- Querying how it can be assured that Cheshire East Council will make an impartial decision, as the applicant is a wholly owned company
- Querying if Cheshire East Council is demonstrating good governance as not all data supporting the housing need has been published
- That two people who wanted housing are now not eligible
- There is no evidence that Engine of the North had reviewed interest to demonstrate that it is still required
- Whether the proposed tenure is that which is required by the parish
- Expressing disappointment that the updated housing needs survey had been provided midway through the consultation and not actively published.
- Expressing concern that the school is not able to accommodate new students joining part way through the system
- Querying how many of the 14 households supposedly required were

eligible for the proposed housing

- Expressing concern at the statements made that LPS15 cannot guarantee affordable housing provision
- Querying whether Jodrell Bank had objected and if not, why not, given it has objected to all other additional housing within its consultation zone
- Concern that a future further stage of housing would be brought forward
- Concern about road safety on both Dark Lane and the A536

18/144 To consider planning application 18/5544M –development of 10 dwellings and associated infrastructure, land off Dark Lane

It was agreed to request an extension to the consultation on the grounds that the updated housing needs survey had only just been received.

It was **RESOLVED** to comment that the proposals do not fully satisfy local plan policy SC6 because the site is not adjoining the village settlement boundary, 50% of the site border is hedgerow and that there is little employment in the village.

Cllr Briercliffe left the meeting.

It was **RESOLVED** to comment that there the proposals would detrimentally affect the landscape character.

It was **RESOLVED** to comment that even if accepting the figures in the housing needs survey, the proposed housing type would not appear to be suited to the need identified.

It was **RESOLVED** to comment that there would be significant affordable housing in Gawsworth parish through LPS15.

It was **RESOLVED** to comment that the Parish Council wishes to be involved in any allocation process that may be agreed by Cheshire East Council to ensure that the housing is perpetually meeting a Gawsworth need.

Cllr Tyrrell left the meeting. Cllr Smetham left the meeting.

It was agreed that the Clerk prepare a response and circulate by email for review and that a draft response be considered at the January council meeting for approval.

18/145 To confirm the minutes of the meeting held 13th November 2018

It was **RESOLVED** to confirm the minutes.

18/146 To consider planning matters

- a) To consider application 18/5638M – Cowley Farm, Cowbrook Lane
- b) To consider application 18/5521M – Silver Beech, Tidnock Lane
- c) To consider application 18/5719M – Mill End Farm, Marton Lane
- d) To consider application 18/6088M – Fodens Farm, Woodhouse End Road

It was agreed to defer consideration of the applications.

18/147 To consider the Clerk’s attendance at the SLCC Practitioners’ Conference

It was **RESOLVED** to approve the clerk’s attendance at a cost of £299.

18/148 To approve payments

It was **RESOLVED** to approve the payments detailed below.

18/149 Member questions to the clerk

No questions were raised.

18/150 To note the dates of forthcoming meetings

The dates were noted.

PAYMENT SCHEDULE

Payee	Chq Ref	Detail	Amount Paid
P Woods	300241	Reimbursements	47.54
RBL Poppy Appeal	300242	Poppy Wreath	17.00
A Keppel-Green	300243	Nov. Salary, Reimbursements and HWA	810.18
B Williams	300244	Reimbursement – Bugler (Rem Sun)	20.00
Tuke Joinery	300245	Repairs to park equipment	1140.00
		Total	2034.72

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Cheshire East Borough Council
Westfields
Middlewich Road
Sandbach
CW11 1HZ

January 2019

Dear Mr Crowther,

18/5544M LAND AT DARK LANE, GAWSWORTH

Gawsworth Parish Council has carefully considered the Dark Lane application and consulted extensively with its residents, including holding a public session at its meeting on 11th December 2018.

It is with considerable concern that the Parish Council's views on the emerging application have not been adequately addressed by the applicants, Cheshire Engine of the North. The planning policy for the development of affordable housing schemes emphasizes that Cheshire East Council relies on the support of Parish Councils, unfortunately this has not been the case in relation to the Dark Lane application. There has been limited consultation and over the past 2 years it has been excluded from the development of the scheme and the analysis and interpretation of the Housing Needs Survey, which does not reflect the ethos of community involvement which underpins Rural Exception Schemes, and Cheshire East Guidance.

The Parish Council has several strong planning objections to the application. These are summarised below, with more detailed comments set out in an attached appendices.

1. Rural Exceptions housing for local needs.

**Policy SC6 of Cheshire East Local Plan Strategy (2017) (CELPS).
Paragraph 77 of the National Planning Policy Framework (2018) (NPPF).
Housing Survey 2015 and "update" 2018,**

**Viability Study submitted with the application. Paragraph
57 of the NPPF, & Viability & Decision Taking section of the National Planning Practice
Guidance (2018) (NPPG).**

Policy SC6 indicates that:

affordable housing will be permitted as an exception to other policies concerning the countryside, to meet locally identified affordable housing need, subject to all of the following criteria being met.

There is a list of 8 criteria, all of which have to be met.

The Dark Lane site does not meet criteria 1,2, 3, 4, 6 & 8.

There is very limited local employment, no health facilities, and limited retail and other services in Gawsworth Village. The primary school & the built-up area of Gawsworth within the settlement boundary lies on the other side of the dangerous crossroads on the A536. The public transport links to employment centres, health facilities etc. are limited.

The development site does not adjoin the Gawsworth Village settlement.

The proposed development is not appropriate in scale, design and character of the locality. A rural setting along a country lane will be transformed into built environment on high ground visible from all directions.

The choice of the site has been based on the ownership by the Council and not a thorough Site Options Appraisal.

The Housing Needs Survey does not present a reliable view of current housing need in Gawsworth Village and Rural areas and does not reflect the Parish Council's understanding of that need, based on all available information. The 2015 Housing Needs Survey covered the whole parish. The needs in the area around the village have been extrapolated from the 2015 survey. Neither the 2015 survey nor the 2018 extrapolation (referred to as an "update") were submitted with the application and were not therefore made available for scrutiny as part of the public consultation on the application. The Parish Council would support a new survey to establish the up to date and true extent and type of affordable housing need in Gawsworth.

In addition, well over 2,000 houses have been given permission, including 500 affordable houses to the south of Macclesfield. A significant number of affordable homes are likely to be provided at site LPS15 which lies wholly within Gawsworth Parish.

Those households looking for affordable houses around the village, based on the financial information provided, could not afford to buy the discounted sale houses.

The policy requires that occupancy in perpetuity will be restricted to local housing need (i.e. Gawsworth Village and rural areas). This requirement cannot be met since local need has not been reliably established and where there is eligible need there is no realistic possibility that local people who qualify for affordable housing will be able to afford these dwellings.

Whilst a Viability Assessment has been submitted with the application, the Council is required to commission an independent appraisal of the submitted Assessment in line with the National Planning Practice Guidance. There is no indication that this has been done. Parish Council wishes to see this independent appraisal when it has been completed.

Paragraph 12.59 of policy SC6 in the LPS states inter alia: "The council would expect such schemes to be developed with support from parish councils and the Rural Housing Strategy."

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The inclusion of market houses was notified to the Parish Council during consultation however support from the Parish Council has not been given so this condition has not been met.

Further information on the location and effect on the Landscape are provided in Appendix 1

Further information on Housing Need in Gawsworth is provided in Appendix 2

As the proposed development does not meet all the 8 criteria within Policy SC6, the Parish Council objects strongly to the application.

2. Green Belt

CEPLS Policy PG3 Green Belt

MBLP Policy

NPPF Section 13, paragraph 145 (exception f).

Exception f allows for limited affordable housing for local community needs under policies set out in the Development Plan (including policies for rural exception sites).

Policy PG3 states that new buildings in the Green Belt are inappropriate, although there are several exceptions to this.

Exception (v) allows limited infilling in villages & limited affordable housing for local community needs under policies set out in the Local Plan.

Policy GC1 of the MBLP also has an Exception (6) for affordable housing for local community needs.

There is therefore an exception to Green Belt policy subject to any proposal meeting all the 8 criteria set out in Policy SC6 of the CELPS.

Other settlements and rural areas.

CELPS Policy PG2 Settlement Hierarchy

Gawsworth village falls with the category of Other Settlements and Rural Areas.

Policy PG2 sets out the policy in relation to development within Other Settlements, including Gawsworth.

In the interests of sustainable development.....proportionated development should be

confined to locations well related to the existing built up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.

Gawsworth parish adjoins the principal town of Macclesfield. Part of the built up extent of the parish forms part of the built up area of Macclesfield.

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There are **3 Strategic Site Allocations** which either abut or are located in the parish of Gawsworth These are:

LPS15 Land at Congleton Road, Macclesfield. Allocated for 300 houses and 5 hectares of employment. Including a requirement for 30% affordable houses. The site is wholly within Gawsworth.

LPS13 South Macclesfield Development Area, Congleton Road, Macclesfield. Allocated for 1,000 houses, retail development and employment. The permission allows for 15% affordable houses.

LPS17 Gaw End Lane, Lyme Green. Allocated for around 300 houses. Permission granted for 310 houses on part of the site. The permission permits 30% affordable houses. The site is partly in Gawsworth.

Together these 3 sites will provide over 350 affordable houses over the next few years.

In terms of Policy PG2 the proposed development lies outside the settlement boundary defined in the 2018 Site Allocations and Development Policies Document, it is not well related to the limited services and facilities provided by the village, being on the wrong side of the dangerous A536 road, and within & adjoining the parish over 350 affordable houses are to be provided over the next few years.

As such the proposed development does not comply with the requirements of Policy PG3.

3. Jodrell Bank

CELPS Policy SE14 Jodrell Bank

MBLP Policy GC14

Policy SE14 states that development within the Jodrell Bank Radio Telescope Consultation Zone will not be permitted if it:

- 1. Impairs the efficiency of the telescopes or**
- 2. Has an adverse impact on the historic environment and visual setting of the Jodrell Bank Radio Telescope.**

Over the past 2 years Jodrell Bank has objected to all applications which involve the creation of new houses within in the Consultation Zone which are not allocated for development in the CELPS. This includes barn conversion, redevelopment of brownfield sites, and all scales of residential development. These have resulted in the refusal of the applications, and where they have been taken to appeal, the Planning Inspector has supported the Council's decision.

The Parish Council has experience of the responses from Jodrell Bank on infill sites (16/5449M) and barn conversions (18/0229M). With regard to the latter the response from Jodrell Bank contains several standard paragraphs, and a consistent approach to objecting to all residential development.

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The response letter dated 12th April contains the following paragraph:

In the case of 18/0229M, we oppose this development. Our view is that the impact from the additional potential contribution to the existing level of interference coming from that direction will be relatively minor. This is a general direction in which there is already a significant development close to the telescope.

We would ask the planning authority to take this in to account in reaching its decision on this development, noting that the cumulative impact of this and other developments is more significant than each development individually.

The site of this application Dalehouse Farm is less than a mile to the north of the Dark Lane site, involves fewer dwellings and unlike the current application is not set on elevated ground with a direct line of sight to Jodrell Bank.

On the basis of Jodrell Bank's response on all housing applications, it would be consistent for the Council to refuse the Dark Lane application on the grounds that proposed development will impair the efficiency of the Jodrell Bank Radio Telescopes and therefore would be contrary to Policy SE14 of the CELPS and Policy GC14 of the MBLP.

4. Local Landscape Designation Area

CELPS Policy SE4 The Landscape

MBLP Policies NE1 & NE2

NPPF Paragraph 170

Policy SE4 3 states that in Local Landscape Designation Areas the aim is to conserve and enhance the quality of the landscape and protect it from development which would affect its character & appearance and setting.

Paragraph 170 emphasizes the importance of *protecting and enhancing valued landscape*. Planning Inspectors have widely supported this principle in reaching decisions at appeal.

The Dark Lane site lies within the Bollin Valley and Parklands Local Landscape Designation Area.

The site is at present part of a field of pasture which forms part of the traditional dairy farmland for which Cheshire is well known. The site is bounded by treed hedgerows and is elevated from the land around.

Further information on the location and effect on the Landscape are provided in Appendix 1

To redevelop part of the field for 10 houses with a new access road from Dark Lane, will have an adverse impact on the character and appearance of the site and area. As a consequence the proposed development is contrary to Policy SE 4 of the CELPS.

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5. Highways

CELPS Policy CO1 Sustainable Travel & Transport.

MBLP Policy t11

NPPF Paragraph 109

Policy CO1 states that the Council will expect development to reduce the need to travel by guiding development to sustainable & accessible locations.

Policy T11 states that the Council will support links between Macclesfield and the M6 motorway in particular via the A536 (to Congleton).

Paragraph 109 takes the view that development should only be prevented or refused on highway grounds if there is an unacceptable impact on highway safety.

The Strategic Infrastructure Manager (SIM) is satisfied that the development proposals can be safely accommodated on the adjacent highway network, subject to appropriate highway conditions (see consultation response dated 11th December). He refers to Dark Lane being a lightly trafficked semi-rural road, with a carriageway width of around 5.5m with no footway provision or street lighting. No comments are made on whether Dark Lane is satisfactory in terms of highway standards, and road safety. No reference is made to the personal injury accidents over the past 20 years; it is understood that over 20 incidents have been recorded at the junction of Dark Lane and the A536. The Parish Council is aware of many other “damage only” accidents.

The Parish Council has for many years been extremely concerned by the dangerous situation along Dark Lane and at the crossroads with the A536. Our extensive experience and local knowledge lead us to conclude that the proposed highways changes are likely to lessen safety for vehicles and pedestrians in this dangerous area. This is principally because of the reduction in carriageway width. We believe the safety of motorists, cyclists and pedestrians will be compromised should the proposals go ahead.

The Parish Council is concerned about the significant increase in traffic along the A536 corridor as a consequence of the proposed increase in housing in south Macclesfield (1,600 houses), and around Broken Cross (350 houses), with a further 2-3,000 houses proposed on Safeguarded Land in south west Macclesfield. Dark Lane is already highly trafficked at peak times with significant delays incurred on a daily basis.

The SIM does not comment on the sub-standard nature of Dark Lane, considerably less than 5.5m when the proposed 1.5m footway is provided on the north side of the lane.

We have taken our own measurements along Dark Lane at key points and these do not concur with all statements and measurements in the application.

We have particular concerns on these points:

- a) Our measurements indicate that the vehicular access to the site is proposed at a particularly narrow stretch of Dark Lane currently measuring 4.4m with no possibility of cutting into the bank opposite to increase width.
- b) Our measurements indicate that the inclusion of the 1.5m footpath will decrease the carriageway width to 4.1m at the point of the proposed pedestrian crossing in Dark Lane. This could be increased somewhat if the hedge to the north is destroyed (but this is not proposed in the application). Pedestrian safety for residents is unlikely to be assured because of the narrow carriageway, frequent large commercial vehicles and a need to mount the proposed pavement in order to pass.
- c) At the dangerous crossroads of Dark Lane and the A536 it is proposed to reduce the carriageway width in Dark Lane by at least 0.5m. We believe this will increase risk at this site which is already acknowledged as dangerous.

The proposed highway works in the application are incompatible with the specific safety improvements proposed under the Safer Roads Grant which the Council has received from the Government. Although details are currently being finalised it is already clear that safety improvements are planned for the same location as changes outlined in connection with this application. The 'Safer Roads Grant' proposals include installing traffic Lights at the Dark Lane – A536 junction. The safety improvement works are scheduled for 2020 – 2021 which is immediately after completion of the proposed development described in this application.

In summary, there is no need for the Dark Lane development to be permitted to enable the essential highway safety improvements to be funded and put in place. The proposals are likely to reduce safety rather than improve it. The proposed highways changes are incompatible with other scheduled safety improvement works at the site.

More Information on Highways Safety is provided in Appendix 3

6. Sustainable Development, including Agricultural Land Quality & Non-Designated Heritage Assets

CELPS SD1 Sustainable Development in Cheshire East

CELPS SD2 Sustainable Development principles

CELPS SE2 Efficient use of land

NPPF Paragraph 197

Policy SD1 indicates that development should wherever possible:

15. Make efficient use of land, protect the best and most versatile agricultural land and make the best use of previously developed land where possible.

Policy SD2 states that all development will be expected to:

1(iii) Respect and where possible, enhance the landscape character of the area.

1(iv) Respect and where possible enhance the significance of heritage assets including

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their wider settings.

1(v)

Avoid the permanent loss of areas of agricultural land quality of 1, 2, & 3A, unless the strategic need overrides these issues.

Policy SE2 is concerned about the Efficient Use of Land; it states that:

4. Development should safeguard natural resources including high quality agricultural land (1, 2, 3A).....

Paragraph 197 of the NPPF indicates that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

The application site is Grade 3A agricultural land. It is also a protected landscape, that is a Local Landscape Designation Area. The Old Post Office and the Old Police House are locally listed and form part of the setting of the proposed development.

Further information on the location and effect on the Landscape are provided in Appendix 1

The proposed development would result in the loss of Grade 3A the best and most versatile agricultural land, and the loss of an area of protected landscape, contrary to policies SD1, SD2, and SE2 of the CELPS.

The development of the site would also have an adverse impact on the setting of two Locally Listed Buildings, contrary to Policy SD2 of the CELPS and paragraph 197 of the NPPF.

7. Trees and hedgerows

CELPS Policy SE5 Trees, Hedgerows and Woodlands

MBLP Policy DC8 Landscape scheme requirements for new development

MBLP Policy DC9 Tree protection

The proposed development involves the removal of a 50m section of hedgerow on the south side of Dark Lane, and the potential removal of a similar length of hedgerow on the north side of Dark Lane at the rear of the proposed footpath. This latter loss is not identified in the application although we believe the proposed footpath and carriageway measurements cannot be achieved and the hedge also retained.

There is also a concern re the potential loss of the prominent sycamore adjacent to the existing access to the Methodist Chapel.

The Forestry Officer has sought clarification re the ecological and historic value of the hedge (consultation response dated 3rd December). If it is found to be “important” it would be a material consideration in the determination of the application.

The status of the hedgerow on the north side of Dark Lane, and the potential threat to its long-term life is not addressed in the Forestry Officer’s consultation response.

Bearing in mind the removal of a very significant part of the mature hedgerows which provide a key part of the landscape character of this western entrance into Gawsworth, the views of the Forestry Officer's views should be sought on the potential loss of the hedgerow on the north side of Dark Lane.

8. Design Standards

The Department for Communities and Local Government published Technical Housing Standards - Nationally Described Space Standards in March 2015.

It sets out requirements for new dwellings.

The proposed houses fail to meet these standards. The details of these deficiencies are covered in the attached appendix 4

9. Neighbourhood Plan

The Gawsworth Neighbourhood Plan has progressed as far as setting out emerging policies. These are based on the very extensive Neighbourhood Planning Survey in 2016 and extensive local consultations. The principles of the emerging Neighbourhood Plan are very relevant in relation to the consideration of the Dark Lane application both as a valuable reflection of residents' views and also with respect to the National Planning Policy Framework 2018 directions. Paragraph 48 of the National Planning Policy Framework 2018 states that "Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);

and

- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

86% of the respondents in the 2016 Survey said that road safety around the crossroads and the A536, in particular, was a concern. 83% considered that the most appropriate type of development was "infilling" of small gaps in the built up area of the village. 72% were in favour of small scale development of less than 9 dwellings within the village.

In terms of sites, those in the Green Belt were considered to be the most important.

These views have to be seen in the context of the residents accepting the large scale development of Strategic Site LPS15 for 300 houses and 5 hectares of employment, all of which lies in the northern part of the parish.

The Neighbourhood Plan also outlines several principles which have been carefully developed with local consultation, are consistent with the Local Plan and there are no unresolved objections to relevant policies. Details are given in Appendix 5

The development of the Dark Lane site would be contrary to the wishes of local residents and the emerging policies of the Neighbourhood Plan.

Conclusion

In reaching a decision on the Dark Lane planning application it is important to weigh up the benefits of the provision of 8 discounted price houses for local people who are eligible and could afford them, as against the harm caused by the development in relation to the planning policies in the up to date Development Plan, and any other material considerations.

The proposed development could be regarded as an exception to Green Belt Policy, if it met all eight criteria within the Rural Exceptions Policy SC6 of the CELPS. However, it does not meet all the eight criteria, and therefore is regarded as inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The Council should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm caused by inappropriate, and any other harm resulting from the proposed development, is outweighed by other considerations.

In terms of the harm caused by the proposed development, the following can be identified:

- The impact of the development on the openness of the Green Belt.
- The encroachment into the countryside.
- The loss of the best value and versatile agricultural land (Grade 3A). The adverse impact on the valued landscape both in terms of the site, and the loss of mature hedgerows off site.
- The adverse visual impact of the development in terms of its prominent location.
- The adverse impact on the efficiency of Jodrell Bank Radio Telescopes, resulting from the cumulative impact of housing development.
- The loss of extensive sections of mature hedgerows which characterise the western approach to Gawsworth.
- The reduction in width of the sub-standard carriageway of Dark Lane.

The cumulative impact of these harms has to be weighed against the benefits of the proposed development. The following benefits can be identified:

1. The provision of 8 discounted price houses for local people

However, the “updated” version of the 2016 Survey, indicates that those people seeking affordable housing could not afford the mortgages required to purchase

these houses. Their needs can be catered for by existing housing in Gawsworth Village and imminent developments in Gawsworth and on its borders.

2. Improvements to road safety in the vicinity of Gawsworth Crossroads.

However, the proposed development is not required to enable these improvements to take place, as Government funding has been made available. In fact, the proposals are incompatible with the Council's stated intentions for safety improvements at the location.

In conclusion the Parish Council considers that the limited benefits resulting from the development do not outweigh the substantial harm that the Parish Council has identified would be caused by the proposed development.

Consequently, for the reasons set out above, and having regard to all other matters, the Parish Council requests the Council refuse the planning application.

In the event that permission is granted the Parish Council requests the following conditions:

- 1) The Parish Council must be actively involved in the allocation process with Cheshire East Council
- 2) Approval should be conditional upon Cheshire East having identified eligible purchasers for all properties who
 - a. are from Gawsworth Village and Rural areas or have a close connection with those areas
 - b. who have stated a wish to purchase the properties on the advertised terms and have demonstrated that they are in a financial position to proceed.
- 3) Any removed trees or hedgerows, or any trees or hedgerows which fail/die within 5 years of the development shall be replaced with semi-mature native species replacements
- 4) Prior to the start of any development on Dark Lane the safety improvements of the A536 / Dark Lane in the vicinity should be completed.
- 5) Dark Lane should remain open to through traffic at all times during the development.

Appendix 1: Additional information on the location of the proposed development and its effect on the Landscape

The descriptions in various places in the planning application misrepresent the environs of the proposed development. Gawsworth Parish Council, with its detailed and thorough knowledge of the site and its surroundings are pleased to be able to provide accurate descriptions.

The building site boundary does not adjoin the Village Settlement boundary. It is separated by the A536 and section of Dark Lane, (about 45m). The pedestrian and vehicular access points are over a hundred metres remote from the settlement boundary. The site boundary drawn on the plans creates a narrow corridor along Dark Lane to the settlement boundary, but this should not be interpreted to mean the site adjoins the settlement boundary.

The proposed development is not appropriate to the character of the locality. It is situated on elevated ground and will be distinctly visible from all directions despite proposed screening. There is no street lighting in the vicinity. A field adjoining a country lane will be transformed into a built environment. The development could be appropriate within a village settlement boundary but not outside it. The proposed development will extend the built environment of the village settlement into the rural area. The design and access statement conclusion confirms that the proposal represents 'an extension of the Gawsworth Village settlement area' while incorrectly stating that the site 'immediately borders on an existing settlement'

Statements describing the site surroundings and location made in support of the application are incorrect in some significant respects. The area is currently a narrow but busy country lane bordered by established hedgerows with fields beyond. There is sporadic housing along the length of the lane approaching Gawsworth village settlement. Building frontage represents only approximately 25% of the site perimeter. Two building dwellings are separated from the site by Dark Lane and are set well back from the road. There is a separating access road to the third building, a Methodist Chapel. The application incorrectly states that there are buildings on 3 sides. Approximately 75% of the site border faces open fields

The planning statement incorrectly states (5.22) that no listed buildings will be affected. The Old Post Office is a locally listed building and has received a notice under article 13 with respect to this application. The proposed development is likely to result in the loss of a boundary hedgerow to that property. The Old Police House which is situated between the development and the Settlement Boundary is also locally listed.

The 'Cheshire East Rural Housing Guide 2012' gives useful guidance on policy interpretation and requires that "No scheme should be allowed to overwhelm the existing homes and buildings and should be proportionate in number and be complementary in design to the surrounding area". The proposed estate of 10 dwellings will dominate the area.

The proposed development will extend the built environment of the village settlement into the rural area. The design and access statement conclusion confirms that the proposal represents 'an extension of the Gawsworth Village settlement area' while incorrectly stating that the site 'immediately borders on an existing settlement'

Appendix 2: Additional information on Housing Need and Supply in Gawsworth

Housing Needs Survey

Local Plan Policy SC 6 – Requirement 4 requires that, In all cases, proposals for rural exception housing schemes must be supported by an up-to-date Housing Needs Survey that identifies the need within the parish. The Housing Needs Survey information is essential to justify an exception to develop Green Belt Land and it is implicit that this should provide reliable, meaningful and relevant information.

No Housing Needs Survey was submitted in support of the application. The 2018 amendment to the 2015 Housing Needs Survey was not publicly available during the consultation period for this application. The 2018 amendment to the 2015 Gawsworth Housing Needs Survey does not represent an “update”, as stated in the application. Rather, following an intervention by an independent regulatory compliance expert, Cheshire East undertook a recalculation of 2015 figures to exclude urban housing need in order to be consistent with legal case law. The basis for the recalculation is not fully and clearly described in the application.

The fairness and objectivity of the interpretations and conclusions of the 2015 Gawsworth Housing Needs Survey have been the subject of a detailed challenge which has not yet been fully resolved. The Parish Council believes that the interpretation of the results given in the application substantially overestimates current local housing need. The Parish Council would like to partner with Cheshire East Council to undertake a new Housing Needs Survey for Gawsworth which can demonstrate in a reliable manner the true current extent of the need for affordable housing, the types of dwellings needed and options for their provision.

The proposed housing development will not contribute significantly to the affordable housing need the survey identifies. The survey indicates that the 14 required households would have an annual income under £35,000 and less than £10,000 in savings. The submitted viability assessment states that the affordable households will be sold at 60% of the market value, ranging in price from £138,000 to £170,000. Referencing financial organisations’ mortgage calculators, it is clear that the households identified by the survey would not have sufficient savings nor a sufficient household income to afford a mortgage to purchase any of the properties.

The Parish Council concludes that the proposed development is not necessary to meet housing needs. Site LPS15 – (Land at Congleton Road) is wholly within the Parish of Gawsworth and is mentioned as a Site Option in the application. However, the grounds on which it has been dismissed are not valid. The site should provide around 100 affordable homes at a similar time or shortly after the Dark Lane site. In practice, these homes will be available to persons throughout the Parish of Gawsworth and are likely to be preferred to the Dark Lane location because of their proximity to local services and facilities in Macclesfield. Several additional imminent housing sites including those in the South Macclesfield Development Area and Gaw End Lane border the Parish of Gawsworth and will provide additional affordable housing which will be available to satisfy the need from Gawsworth residents.

Gawsworth Village already has a supply of houses that will appeal to those who have expressed an interest in affordable houses. Approximately 25% of the housing stock is, or was at one time, local authority housing. This includes a substantial number of dwellings still available for rent and designed for the elderly and those with disabilities. There is also a good supply of houses which are often bought by young persons, extended and improved. These are in the heart of the Village Settlement and provide an alternative and probably more attractive option than those proposed in the development.

Gawsworth Parish Council

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Appendix 3: Additional Information on Highways Safety and related concerns.

The Parish Council objects to the proposal because the introduction of a footpath along Dark Lane will decrease highway safety and because there has been no consideration of important road safety improvements at this location which have received funding and which are almost contemporaneous with the projected delivery dates for this application.

Dark Lane is a through route which acts as a connecting road to the A536 trunk road from Broken Cross and the A34 providing a much-used direct route for traffic from Knutsford, Alderley Park etc. heading towards destinations south of Macclesfield and avoiding the traffic jams in Macclesfield. It is particularly busy during commuting hours. Queues routinely build up alongside the site location to exit Dark Lane. The 30mph speed limit is often exceeded. Heavy, wide vehicles frequently use the route for local business purposes. Non-injury minor collisions are common, and vehicles routinely have to stop and pull into the soft verge where it exists or reverse in order to allow passing. A large increase in traffic passing the site will result from the planned additional housing, businesses and the relief roads to the south and south west of Macclesfield and also to the north of Congleton, exacerbating the current difficult situation.

The introduction of a footpath will significantly narrow the road below the current minimum width of 5m and restrict the ability of vehicles to safely pass one another.

The carriageway measurements provided in the application are, in some respects, incorrect or misleading. Our measurements indicate that the inclusion of the 1.5m footpath will decrease the carriageway width to 4.1m at the point of the proposed pedestrian crossing. This could be increased if the hedge to the north is destroyed (but this is not proposed in the application although cutting into the bank is mentioned) and a disagreement over land ownership is resolved.

Risk to pedestrians and to cyclists will also be significantly increased along Dark Lane to the west of the end of the proposed footpath. Even along the length of the proposed footpath pedestrian safety is unlikely to be assured because of the narrow carriageway, large vehicles and need to mount the pavement in order to pass. Narrowing of the carriageway will exacerbate the risks to cyclists along this narrow stretch of Dark Lane and at the crossroads with the A536.

Our measurements indicate that the vehicular access to the site is proposed at a particularly narrow stretch of Dark Lane currently measuring 4.4m with no possibility of cutting into the bank opposite to increase width. Even with splaying of the entrance to the site we believe the risk of vehicle collisions will be increased.

It is proposed to widen the footpath by the Old Post Office. This will result in a reduction of the road width at the access to Dark Lane at a point where northbound traffic on the A536 routinely swings at speed into Dark Lane with limited visibility. These crossroads are known to be an accident black spot with a record of fatalities and serious accidents and we believe the risk will be increased.

Existing residents will not experience a net safety benefit as suggested in the application. While a safe crossing for the A536 is needed this can be provided by the alternative Cheshire East proposal of installing traffic lights which has been funded under the safer roads grant– see below.

Safety of visitors on foot to the Methodist Chapel and Community Hall will not be significantly enhanced as pedestrians are very unlikely to embark on the lengthy detour into the site and in the opposite direction from their destination.

The design of the proposed footpath includes cutting into the northern verge of Dark Lane. Our measurements indicate that to achieve the width of carriageway and footpath proposed in the plans an existing mature hedge on the north side will have to be removed and/or cut in half and therefore killed. This is not mentioned in the application and no ecological compensation is offered.

This planning application does not refer to and is incompatible with proposed and funded highways improvements at the site including traffic lights installation at the A536 / Dark Lane junction

The A536 has been identified as one of the 50 most dangerous A roads in the country and this includes the Dark Lane/ A536 junction. Installation of traffic lights at the Dark Lane/ A536 crossroads was proposed by Cheshire East Council in their successful bid for a £2.3m grant under the government's 'Safer Roads Scheme'. The site of the traffic lights is within the area covered by the submitted plans. This and other enhancements to highways safety affecting this location have funding for 2020/2021 confirmed by the national government. The highways proposals in the current application are incompatible with the specific safety improvements proposed under the safer roads grant the details of which are currently being worked on by Cheshire East Council.

The application should be revised to take a holistic view of highways safety including the proposed and funded traffic lights at the A536/Dark Lane crossroads. There should be a thorough assessment of proposed works on Dark Lane carriageway and footpath, the proposed moving of the bus stop, the proposed puffin crossing on the A536, safety of vehicles and pedestrians attending the Methodist chapel and community hall.

Appendix 4: Failure to meet national design standards

The Department for Communities and Local Government published Technical Housing Standards – Nationally Described Space Standard in March 2015. It sets out requirements for new dwellings. The proposed houses fail to meet these standards.

- The standard requires that plots 9 and 10 have a gross internal floor area of 70m² whilst the proposals show them as 67m²
- The standard requires that a double or twin bedroom has a floor area of at least 11.5m² – the master bedroom in plots 4 and 7 have a floor area of 11.1m², the secondary (twin) bedrooms in plots 4,5,6 and 7 have a floor area of 10.7 m², the secondary (twin) bedrooms in plots 9 and 10 have a floor area of 11.4 m²
- The standard requires that a single bedroom has a floor area of at least 7.5m² – plots 4,5,6 and 7 have a floor area of 5.9m²

Appendix 5. Inconsistencies with the Gawsworth Emerging Neighbourhood Plan

The application fails to place adequate weight on the Gawsworth emerging neighbourhood plan. The application does not accord with all the emerging policies in the Neighbourhood Plan.

Gawsworth's Neighbourhood plan is under development and does not form part of the development plan at this stage. Nevertheless Paragraph 48 of the National Planning Policy Framework 2018 states that:

“Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);*

and

- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given”*

The plan in its current state has been based on extensive public consultation and debate, which is far in excess of any undertaken in connection with this planning application. Remembering that the application is for a rural exception development where community support is especially important the emerging policies represent a valuable insight into community views on development in their locality. The Neighbourhood Plan is consistent with the Local Plan Strategy.

The planning application asserts that the emerging Neighbourhood plan “broadly accords with the tone of the broad policy objectives”. However, contrary to this assertion there are significant areas in which the application does not accord with the emerging policy objectives. The areas of non-concordance relate to the following areas which are detailed in our other objections:

- o Safe access to and from the site and to local amenities
- o Highways Safety
- o Design and appearance
- o Effects on the Landscape
- o The integrity of the Gawsworth Village Settlement Boundary
- o The setting of Gawsworth within the Green Belt
- o Protection of trees and hedgerows
- o Effects on locally listed buildings and heritage assets

Additionally, the emerging Neighbourhood Plan includes a dark skies policy which will resist the introduction of new streetlighting across the parish except where required for safety. The planned street lighting will be contrary to this policy.

Report to: Council

Meeting Date: 8th January 2019

Agenda Item: 9

Prepared By: Parish Clerk

Subject: Budget and Precept 2019/20



1.0 INTRODUCTION

This report accompanies the draft council budget prepared by the Clerk for the 2019/20 financial year. This report further outlines the precept calculation and reserves.

2.0 DRAFT BUDGET

The draft budget gives a gross expenditure of £31,075 with income of £392.

The main changes from 2018/19 are:

- Introduction of budget for Gawsworth Gazette
- Introduction of budget for Christmas Lights Switch On Event
- Increase in Website/Computer Costs for new Gawsworth Life website and toner cartridges
- Cost of living increase to Clerk's salary (nationally agreed)
- Cost of tree works and parish maintenance contract included
- Removal of gritting budget

3.0 RESERVES

The cost of the planning consultancy advice for Dark Lane has been removed from the Planning Reserve. Due to an underspend in the 2017/18 and projected underspend in the 2018/19 financial years, the council is able to commit additional funds to reserves whilst maintaining a level precept. This has been allocated to the Recreation Reserve, noting the council's plans to invest in the park over the coming years.

	2017/18	2018/19	2019/20
General Reserve	25,075	25,000	25,000
Planning Reserve	8,000	6,855	5,850
Recreation Reserve	6,000	6,000	12,495
Elections Reserve	6,000	5,000	5,000
Parish Plan Reserve	5,000	5,000	5,000
Village Hall Reserve	10,000	10,000	10,000
Total	60,075	57,855	63,345

4.0 PRECEPT CALCULATION

Projected Bank Balance 31/03/2019 (including reserves)	66,972	(a)
Reserves	63,795	(b)
Surplus/Deficiency (a-b)	3,177	(c)
Budget Expenditure 2018/19	30,775	(d)
Budget Income 2018/19	392	(e)
Net Budget Expenditure	30,383	(f)
Precept Required (f-c)	27,206	

The amount residents pay is determined by the Band D Equivalent. This is calculated by dividing the precept by the Tax Base which has decreased from 821.74 to 812.93. As the council is in a healthy financial position, it can reduce the precept from £27,500 to £27,206 to maintain a level Band D of £33.47

5.0 DECISION REQUIRED

The Council is required to approve a budget and set the precept.

**GAWSWORTH PARISH COUNCIL
DRAFT BUDGET 2019/20**

	2017 / 2018		2018 / 2019			2019/20
<u>101 Administration</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Projected</u>	<u>Budget</u>
1000 Parish Paths Sales Income	25	0	25	59	59	0
1001 Ground Rent	2	2	2	0	2	2
1025 Donations Received	0	0	0	0	204	0
1870 Interest Received	240	0	300	0	65	390
1900 Precept	27000	27000	27500	27500	27500	27206
Total Income	27267	27002	27827	27559	27830	27598
4031 Subscriptions	675	615	615	635	635	635
4100 Postages	100	47	100	49	100	100
4101 Stationery	100	46	100	205	230	250
4103 Insurance	700	638	700	676	676	715
4104 Audit Fee	320	385	335	337	337	340
4105 Telephones	40	0	0	0	0	0
4106 Website/Computer Costs	150	162	150	339	435	265
4107 Grants & Donations	500	100	250	0	0	250
4109 Payroll Services	150	150	125	82	154	180
4110 Christmas Lights Switch On	0	0	0	0	150	300
4115 Print	400	0	400	340	545	400
4120 Banking Charges	72	76	80	18	72	80
4125 Gawsorth Gazette	0	0	0	0	0	815
4999 Miscellaneous Expenses	250	301	250	70	100	250
Total Expenditure	3457	2520	3105	2751	3434	4580
Net Expenditure	-23810	-24482	-24722	-24808	-24396	-23018

	2017 / 2018		2018 / 2019			2019/20
<u>102 Employee Costs</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Projected</u>	<u>Budget</u>
4000 Salaries	4915	4914	5016	3759	5012	5135
4001 Home Working Allowance	170	170	208	208	208	216
4005 PAYE/NI	1230	1228	1254	940	1253	1285
4010 Mileage - Employees	600	728	600	490	595	600
4020 Training - Employees	250	269	270	0	299	329
Total Expenditure	7165	7309	7348	5397	7367	7565
Net Expenditure	7165	7309	7348	5397	7367	7565
<u>103 Members Costs</u>						
4011 Mileage - Members	150	0	150	0	0	150
4021 Training - Members	150	465	300	0	0	300
Total Expenditure	300	465	450	0	0	450
Net Expenditure	300	465	450	0	0	450
<u>110 Parks & Woodland</u>						
1010 Tennis Court Income	150	191	0	0	0	0
Total Income	150	191	0	0	0	0
4180 External Contractors	2000	1453	2000	1140	2007	2000
4200 Park Maintenance	7535	3773	7535	3485	7150	8980
4205 Woodland Maintenance	1500	145	500	0	0	0

	2017 / 2018		2018 / 2019			2019/20
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Projected</u>	<u>Budget</u>
4206 Pleasance / Memorial Green	220	0	220	0	0	0
4207 Park Improvements	2000	762	1000	0	0	2500
4210 Handyman	2600	2538	3500	1242	1242	0
4215 Tree Works	2250	2250	4000	475	4135	2700
4999 Miscellaneous Expenses	150	42	150	19	19	150
Total Expenditure	18255	10963	18905	6361	14553	16330
Net Expenditure	18105	10772	18905	6361	14553	16330
<u>120 Operational Costs</u>						
4250 Parish Improvements	2000	1645	1000	0	0	1000
4300 Gritting Services	1000	0	500	0	0	0
4305 Streetlighting	125	132	132	98	150	150
Total Expenditure	3125	1777	1632	98	150	1150
Net Expenditure	3125	1777	1632	98	150	1150
<u>130 Special Projects</u>						
1025 Donations Received	0	304	0	0	0	0
Total Income	0	304	0	0	0	0
4180 External Contractors	1000	0	0	0	1480	1000
4185 Planning Consultants	0	1143	0	0	1000	0

	2017 / 2018		2018 / 2019			2019/20
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Year to Date</u>	<u>Projected</u>	<u>Budget</u>
Total Expenditure	1000	1143	0	0	2480	1000
Net Expenditure	1000	839	0	0	2480	1000
<u>150 Neighbourhood Plan</u>						
1020 Grant Income	5000	1300	2000	3492	3492	0
Total Income	5000	1300	2000	3492	3492	0
4115 Print	2000	978	1500	45	45	0
4999 Miscellaneous Expenses	3000	242	500	25	450	0
4185 Planning Consultants	0	0	0	0	2997	0
Total Expenditure	5000	1220	2000	70	3492	0
Net Expenditure	0	-80	0	-3422	0	0
<u>999 VAT Data</u>						
115 VAT Refunds	0	1811	0	2842	2842	0
515 VAT on Payments	0	3054	0	1169	1169	0
Net Expenditure	0	1243	0	-1673	-1673	0
Total Budget Income	32417	30608	29827	33893	34164	27598
Total Budget Expenditure	38302	28451	33440	15846	32645	31075
Net Budget Expenditure	5885	-2157	3613	-18047	-1519	3477

	Actual Year to Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
RECEIPTS						
101 Administration						
1000 Parish Paths Sales Income	59	25	-34			237.0 %
1001 Ground Rent	0	2	2			0.0 %
1870 Interest Received	0	300	300			0.0 %
1900 Precept	27,500	27,500	0			100.0 %
Subtotal	27,559	27,827	268	0	0	99.0 %
150 Neighbourhood Plan						
1020 Grant Income	3,492	2,000	-1,492			174.6 %
Subtotal	3,492	2,000	-1,492	0	0	174.6 %
999 VAT Data						
115 VAT Refunds	2,842	0	-2,842			0.0 %
Subtotal	2,842	0	-2,842	0	0	0.0 %
TOTAL RECEIPTS	33,893	29,827	-4,066	0	0	113.6 %

PAYMENTS

101 Administration						
4031 Subscriptions - General	630	615	-15		-15	102.4 %
4100 Postages	49	100	51		51	49.3 %
4101 Stationery	205	100	-105		-105	205.5 %
4103 Insurance	676	700	24		24	96.6 %
4104 Audit Fee	337	335	-2		-2	100.6 %
4106 Website/Computer Costs	339	150	-189		-189	226.0 %
4107 Grants & Donations	0	250	250		250	0.0 %
4109 Payroll Services	82	125	43		43	65.9 %
4115 Print	340	400	60		60	85.0 %
4120 Banking Charges	36	80	44		44	45.0 %
4999 Miscellaneous Expenses	70	250	180		180	28.0 %
Subtotal	2,764	3,105	341	0	341	89.0 %
102 Employee Costs						
4000 Salaries	3,759	5,016	1,257		1,257	74.9 %
4001 Home Working Allowance	208	208	0		0	100.0 %
4005 PAYE/NI	940	1,254	314		314	74.9 %
4010 Mileage - Employees	490	600	110		110	81.7 %
4020 Training - Employees	0	270	270		270	0.0 %
Subtotal	5,397	7,348	1,951	0	1,951	73.4 %
103 Members Costs						
4011 Mileage - Members	0	150	150		150	0.0 %
4021 Training - Members	0	300	300		300	0.0 %
Subtotal	0	450	450	0	450	0.0 %
110 Parks & Woodland						
4180 External Contractors	1,140	2,000	860		860	57.0 %

	Actual Year to Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% of Budget
4200 Park Maintenance	3,485	7,535	4,050		4,050	46.3 %
4205 Woodland Maintenance	0	500	500		500	0.0 %
4206 Pleasance / Memorial Green	0	220	220		220	0.0 %
4207 Park Improvements	0	1,000	1,000		1,000	0.0 %
4210 Handyman	1,242	3,500	2,258		2,258	35.5 %
4215 Tree Works	475	4,000	3,525		3,525	11.9 %
4999 Miscellaneous Expenses	19	150	131		131	12.4 %
Subtotal	6,361	18,905	12,544	0	12,544	33.6 %
120 Operational Costs						
4250 Parish Improvements	0	1,000	1,000		1,000	0.0 %
4300 Gritting Services	0	500	500		500	0.0 %
4305 Streetlighting	110	132	22		22	83.6 %
Subtotal	110	1,632	1,522	0	1,522	6.8 %
150 Neighbourhood Plan						
4115 Print	45	1,500	1,455		1,455	3.0 %
4999 Miscellaneous Expenses	25	500	476		476	4.9 %
Subtotal	70	2,000	1,930	0	1,930	3.5 %
999 VAT Data						
515 VAT on Payments	1,170	0	-1,170		-1,170	0.0 %
Subtotal	1,170	0	-1,170	0	-1,170	0.0 %
TOTAL PAYMENTS	15,872	33,440	17,568	0	17,568	47.5 %
Total Receipts	33,893	29,827	-4,066			113.6 %
Total Payments	15,872	33,440	17,568	0	17,568	47.5 %
Movement to/(from) Gen Reserve	18,022	(3,613)	(21,635)			



Gawsworth Parish Council Parish Maintenance Log

Issue Ref	Date Identified	Identified By	Issue Detail	Location	Responsibility	Status	Last Update	Notes/Activity
1601	09/08/16	Council	Path / Wall cracking	Park/ A536	Highways	Awaiting Action	27/06/2017	Being assessed by CEC Structures Team.
1705	10/01/17	Council	Path disappearing	A536/Church Lane	Highways	Awaiting Action	10/07/2018	To be incorporated with green operations programmes siding out
1706	10/01/17	Council	Church Lane requires sweeping/blowing	Church Lane	ANSA	Awaiting Action	20/02/2017	Sweep programmed by ANSA. Chased and repeated.
1713	03/06/17	Public	Poor maintenance	Church Lane	Cheshire East	Awaiting Action	29/06/2017	Ref: 2538238 will be assessed as part of programmed safety inspections.
1714	14/08/17	Councillor	Deep potholes	south side of Woodhouse End Road between Fodens Farm and Woodhouse Green Farm	Highways	Awaiting Action	29/08/2017	Ref: 3295279 Works programmed.
1717	28/08/17	Councillor	Steelwork protruding on highway	A536	Utility Co.	Awaiting Action	27/09/2017	Ref: 3296159 Passed to Utility Company to investigate.
1721	05/11/17	Councillor	Peeled Sign	A536	Highways	Awaiting Action	10/07/2018	Ref: 3302134 To be picked up on future signing programme
1722	05/11/17	Councillor	Leaning Sign	A536	Highways	Awaiting Action	10/07/2018	Ref: 3302136 To be picked up on future signing programme
1724	10/11/17	Public	Damaged sign	Farfields Close	Highways	Awaiting Action	18/12/2017	Ref: 3303536 Placed on future schemes list.
		Councillor	Cowbrook Lane Sign Obscured Farfields Close Sign support broken Longbutts Lane sign faded Harrington Drive Sign cracked Warren Drive sign supports wonky	Cowbrook Lane Fairields Close Longbutts Lane Harrington Drive Warren Drive	Highways	Awaiting Action	23/03/2018	Works to be undertaken for Cowbrook Lane sign and Longbutts Lane sign to be replaced. Others are not a priority and willnot be undertaken at this time but CEC would allow the PC to repair/replace if it wishes.
1802	13/03/18	Councillor	Grit Bin to be replaced New Grit Bin required	Woodhouse End Road Cowbrook Lane	Highways	Awaiting Action	16/10/2018	Bin to be replaced. Location being assessed.

1805	10/07/18	Councillor	Damaged road surface by Lych Gate	Church Lane	Highways	Awaiting Action	13/07/2018	Ref: 3333643 - "assessed and will be considered for inclusion in an appropriate future programme"
1806	20/08/18	Councillor	Removal of part of hedgerow	Field off Woodhouse End Road	cheshire East	Resolved	28/08/2018	Not a breach of planning, but discussions taking place with owner.
1807	11/10/18	Councillor	Damaged kerb	Church Lane	Cheshire East	Awaiting Action	11/10/2018	Ref: 3340107
1808	05/11/18	Public	New stones on verge	Dark Lane	Cheshire East	Awaiting Action	05/11/2018	Reported to Highways Officer.
1809	21/12/18	Councillor	Chevron Sign fallen	Lowes Lane	Cheshire East	Awaiting Action	21/12/2018	Ref: 3346240
1810	10/12/18	Councillor	Broken panel on bus shelter	Congelton Road, opp PL	Cheshire East	Awaiting Action	10/12/2018	Ref: BusStopInfr-100876740
1811	20/11/18	Councillor	Blocked Drain	Congleton Road (nr 157)	Cheshire East	Awaiting Action	20/11/2018	Ref: 3342077 Will be attended to as part of programme.



Gawsworth Parish Council Actions Log

Action Ref #	Creation Date	Source	Subject	Description	Responsible	Minute Ref	Priority	Status	Activity Log	Target Date
1528	08/03/16	Decision	Community Payback	Clerk to arrange Community Payback visit	Clerk	15/159	Medium	In Progress	Found new contact, emailed for work in early 2019.	
1702			Enforcement Action	Chain and Gate Layby	CEC				CEC working on the potential cost of the works required to restore the embankment.	
1802	13/03/18	Discussion	Accident Data Map	Creation of map on website	Clerk			Not Started	To be included on updated website	31/01/2019