

SANDBACH TOWN COUNCIL

Minutes of the Meeting of Sandbach Town Council held on 6 July 2006 in the Sandbach Literary Institution, Hightown.

PRESENT

Councillors: B E Moran, Chairman
Mrs D E Alcock
Mrs P M Minshull
Mrs G M Thomas
D K Atkin
P J Darnes
L Morris
D Robinson
W W Scragg, Vice-Chairman
M R Sherman
R W Sutton

Also present County Councillor R Giltrap.

The Opening Prayer was read by the Reverend Janet Bacon.

1. APOLOGIES FOR ABSENCE

Councillor: Mrs P E M Price
J Iddon
J J Moore
N T Price

Cllr E A Lea was called away on urgent business immediately before the start of the meeting.

2. PLANNING GAIN OR SECTION 106 AGREEMENTS

A presentation was given by Mr Ian Simpson, Assistant Chief Executive of Congleton Borough Council and Mr David McGifford, Sandbach Market Town Initiative Partnership Officer.

The following is a copy of their Powerpoint presentation:-

Ian Simpson - Assistant Chief Executive CBC

Purpose

- *Respond to your invitation to discuss the process around Section 106 agreements.*
- *Consult you specifically on the proposals around the £150,000 'ERF' 106 monies.*
- *Brief you on the Sandbach Market Town Initiative and specifically on the Business Landscapes Project.*

Section 106 Agreements

Town and Country Planning Act 1990

Agreements

- *Between a person having an interest in land and the local planning authority.*
- *Relating to the use or development of that land.*
- *May secure financial payments to a Local Authority to be used in a certain way to benefit the community.*

Negotiation

- *The objectives of the Section 106 Agreement are set by negotiation between the parties prior to the decision being made by the local planning authority.*
- *Must accord with objectives/policies in the local plan and current adopted Supplementary Planning Guidance and support the Community Plan.*

The scope of a 106 Agreement may be wide.

- *It may be positive – requiring something to be done – or negative – preventing something being done.*

Purpose

Section 106 Agreements are intended to

- *Enhance the quality of the development.*
- *Overcome difficulties with the application which might otherwise result in it being refused.*

Government guidance advises that S106 Agreements must be:

- *Necessary.*
- *Relevant to planning.*
- *Directly related to the proposed development.*
- *Fairly and reasonably related in scale and kind to the proposed development.*
- *Reasonable in all other respects.*

Examples

- *Highway improvements.*
- *Community facility enhancement.*
- *Public open space and maintenance.*
- *Improvements to public transport, cycle and pedestrian routes.*
- *Enhancement for nature conservation interests.*
- *Stop doing something on the land.*
- *Affordable Housing.*

Possible Government Changes

Planning gain supplements/development land tax.

- *Proportion of revenue generated to be given to Local Authorities.*
- *Higher charges for greenfield sites than brownfield sites?*
- *Different rates in different geographic areas according to development pressures?*
- *Different rates according to situations where particular social or environmental costs may arise?*

Future opportunities and consultation?

- *A further sum for possible use to support Sandbach Park – up to £126,000.*
- *Development of the sites in the Local Development Framework.*
- *Major Planning Applications.*

Consultation Today

Middlewich Road, Sandbach (ERF) S106 Agreement

- *“Funding to be used towards the regeneration of Sandbach Town Centre and the strengthening of links between the application site and Wesley Avenue.”*
- *£150,000.*

£150,000 ERF S106 money

- *Already committed to provide matched funding the business landscapes project of the Sandbach Market Town Initiative.* £58,000
- *Proposed Puffin crossing at Crewe Road, Sandbach.* £40,000
- *Installation of automatic bollards to control vehicular access to Market Square, Sandbach.* £45,000

- *Remaining to be allocated to further support the Sandbach Market Town Initiative, Business Landscape Project.*

£7,000

£150,000

Transportation Study schemes and funding

- *No LTP funding specifically allocated to access control at Market Square.*
- *All CCC monies for Sandbach now used in the delivery of works that are now complete.*
- *Other elements of the Transport Study recommendations have not been progressed or funded including Commons Car Park circulation system and access control.*
- *There is no provision currently for further allocation to Sandbach Transportation Study works within Cheshire's LTP programme.*

David McGifford, Sandbach Market Town Initiative Partnership Officer

Sandbach Market Town Initiative – Partnership situation

- *Currently developing projects to access funding from the Northwest Development Agency (NWDA).*
- *NWDA will fund up to 50% on agreed projects (Economic based).*
- *For NWDA projects the potential match sources are Congleton Borough Council, Sandbach section 106 monies, Sandbach Town Council, Private Sector.*
- *NWDA funding available 2006/7 and 2007/8.*

Projects and Costs

<i>Project Name</i>	<i>Total</i>	<i>NWDA</i>	<i>Match</i>
<i>Business Centre</i>	<i>772,243</i>	<i>350,000</i>	<i>422,243</i>
<i>Business Mentoring</i>	<i>77,750</i>	<i>36,950</i>	<i>40,800</i>
<i>Business Grant Scheme</i>	<i>110,000</i>	<i>52,800</i>	<i>57,200</i>
<i>Marketing Sandbach</i>	<i>61,500</i>	<i>17,500</i>	<i>44,000</i>
<i>Delegated Fund</i>	<i>50,000</i>	<i>25,000</i>	<i>25,000</i>
<i>Totals</i>	<i>1,276,493</i>	<i>577,250</i>	<i>699,243</i>

Progress on Business Landscapes

- *Identified Section 106 ERF site as a potential major match funding source*
- *Formed a working group.*
- *Placed request for 106 funding for 2006/7 match – (£58,000)*
- *Invited more members to discuss potential projects.*
- *Developed a list of projects exceeding this year's spend of £105,000.*
- *Group prioritised the projects.*
- *Outline proposal discussed with the NWDA.*
- *Formal Business Plan and Bid now being prepared.*

Business Landscapes projects being discussed

<i>Passageways</i>	<i>54,000</i>	<i>In this year's spend.</i>
<i>Mapping of Cobbles</i>	<i>1,365</i>	<i>In this year's spend.</i>
<i>Repair of above</i>	<i>10,000</i>	<i>In this year's spend.</i>
<i>Bollards on the Cobbles</i>	<i>45,000</i>	<i>First project for 2007/8, (exploring detail).</i>
<i>Bandstand</i>	<i>?</i>	<i>Not included.</i>
<i>Urban Design Brief</i>	<i>5,000</i>	<i>In this year's spend.</i>
<i>Signage, seating, info.</i>	<i>35,000</i>	<i>In this year's spend.</i>
<i>Bollard removal – Cobble area</i>	<i>3,600</i>	<i>Not included.</i>
<i>Town Painter</i>	<i>6,000</i>	<i>In this year's spend.</i>

Floral Crosses

4,000

*In this year's spend.***Going forward**

- *Awareness of available funds and their constraints.*
- *Understand and agree responsibility for delivery.*
- *Make best use of potential match funding.*

The Chairman invited questions or comments from councillors. There was disappointment that the money for the Market Square appeared to have been lost and that S106 money would have to be used instead. There was concern that S106 money for Sandbach could be used elsewhere in the Borough. Mr Simpson assured members that this was not possible although he denied the existence of any geographical limit on the application of funds.

The need for playing fields in Sandbach should be borne in mind when considering future S106 agreements.

Mr Simpson agreed to provide a written proposal within four weeks on how he believed consultation between the Borough and the Town Council with regard to S106 moneys could be made to work.

RESOLVED: that the Town Council agrees the expenditure of the ERF site S106 moneys on the installation of a crossing on Crewe Road and the rising bollards on the Market Square.

3. THE CHAIRMAN'S REMARKS

He had attended 14 engagements with his wife, bar one, since the last meeting. The Speakability event warranted special mention.

He reminded members of the "Cat Walk" due to take place the following evening. He looked for bowlers to represent the Town Council on 28 July.

On 25 July there was going to be a charity open house organised by Mrs Mary Moran. On 21 October he was organising a Charity Concert. He appealed for support from all those present

The Chairman adjourned the meeting to allow questions from members of the public. Miss Joyce Griffith expressed her own and other members of the public's disappointment in the poor attendance by Town Councillors at the Civic Parade and Service. Eight of the eighteen had not attended for various reasons. One councillor thought the view unfair because Miss Griffith could not know the detailed reasons for non-attendance.

There being no further questions the Chairman reconvened the Town Council Meeting.

4. TO APPROVE THE MINUTES OF THE TOWN COUNCIL MEETING HELD ON THURSDAY 25 MAY 2006.

RESOLVED: that the minutes be approved and signed by the Chairman.

5. TO APPROVE THE MINUTES OF THE MEETINGS OF THE PLANNING COMMITTEE HELD ON THURSDAY 15 JUNE 2006.

RESOLVED: that the minutes be approved and signed by the Chairman.

6. TO APPROVE THE MINUTES OF THE MEETING OF THE FINANCE COMMITTEE HELD ON THURSDAY 22 JUNE 2006.

Members believed the resolution of item 13 as written did not represent the full content of the resolution. The resolution should be rewritten as follows: -

RESOLVED: *that this proposal be moved forward as quickly as possible from the Personnel Sub-committee to the Town Council to allow the recruitment process to proceed as soon as possible. Subject to the Council's approval, it is proposed to set up a Recruitment Panel of six Members to prepare a job advertisement, conduct interviews and make the recruitment.*

RESOLVED: that subject to the above amendment the minutes be approved and signed by the Chairman.

7. TO APPROVE THE MINUTES OF THE MEETINGS OF THE QUALITY COMMITTEE HELD ON THURSDAY 29 JUNE 2006.

RESOLVED: that the minutes be approved and signed by the Chairman.

8. MATTERS ARISING FROM THE COMMITTEE MEETINGS MEETING

8.1 Planning Committee – Terms of reference

RESOLVED: that the proposed revised terms of reference be approved.

8.2 Planning Committee – Vacancy

Cllr J Iddon had resigned from the Planning Committee due the potential conflict of interest with his new role with CBC.

RESOLVED: that since no nomination for a replacement was received the matter be deferred to the next Town Council meeting.

8.3 Finance Committee – Terms of Reference

It was agreed that this committee is delegated to be responsible for personnel matters.

RESOLVED: that the Committee is renamed the Finance and Personnel Committee.

8.4 Finance Committee – Sub-committees

The Finance Committee had appointed a Personnel Sub-committee with four members plus the Chairman. The Finance nominations were Cllrs Darnes and Sherman leaving two vacancies.

RESOLVED: that Cllrs Atkin and Scragg join the Personnel Sub-committee.

8.5 Finance Committee – Accounts for the Year 2005/6

RESOLVED: that the approval of the accounts by the Finance Committee be confirmed.

8.6 Finance Committee – Personnel (Clerk)

Members had received a briefing paper with their agenda outlining the Personnel Sub-committee proposals in line with the National Agreement for the Clerk (Item 8.6) and a proposed assistant to the Clerk (Item 8.7).

RESOLVED: that the Clerk is paid on the basis of a thirty hour week back dated to 1 April 2006, that his position on the spinal column does not change and that a gratuity, in place of a pension provision to be drawn on leaving employment or on death in service, of 3.75% of yearly salary back

dated to 1 April 2005 is to be set up in a bank account and be paid into that account at the rate of 3.75% of monthly salary.

8.7 Finance Committee – Personnel (Assistant Clerk)

RESOLVED: that the proposals to employ an assistant to the Clerk are approved.

RESOLVED: that a Recruitment Panel to prepare a job advertisement, conduct interviews and make the recruitment is set up comprising Cllrs Darnes, Sherman, Scragg, Moran, Sutton and the Clerk.

RESOLVED: that Cllr Sherman receive a vote of thanks for the hard work he had put into preparing the documentation.

8.8 Finance Committee – Payments

RESOLVED: that the payment of £1,500 grant to Sandbach Striders and the budgeted annual allowances to the Chairman and Town Crier be made.

8.9 Finance Committee - Vacancy

Cllr Mrs Smith had resigned from the Finance Committee.

RESOLVED: that since no nomination for a replacement was received the matter be deferred to the next Town Council meeting.

The Chairman adjourned the meeting at this point for a short comfort break. Cllr Mrs G M Thomas left the meeting.

8.10 Quality Committee – Terms of Reference

It was proposed that the Committee be renamed and changes made to the terms of reference.

RESOLVED: that the name be changed to the Quality and Projects Committee and that the proposed terms of reference be approved and written into the Standing Orders at the next opportunity.

8.11 Quality Committee – Sub-committees

The Quality Committee had decided that the SLI working group should be replaced by an ongoing Premises Sub-committee. They required a Sub-committee of five comprising Cllrs Moran, Robinson and Lea with two vacancies to be selected at the Town Council Meeting.

The Quality Committee had decided that the Newsletter project required a Sub-committee. They required a Sub-committee of five comprising Cllrs Darnes, Moran and Sherman with two vacancies to be selected at the Town Council Meeting.

RESOLVED: that Cllrs Atkin join the Premises Sub-committee with one vacancy left to the next meeting.

RESOLVED: that the two Newsletter Sub-committee vacancies be left to the next meeting.

8.12 Quality Committee – Police Community Support Officers

The Chairman of the Quality Committee proposed the funding of two PCSO's for three years. The Clerk showed how such a decision would affect next year's budget. The following decision was unanimous.

RESOLVED: that the Town Council approves and funds the appointment of two PCSO's for three years.

RESOLVED: that a working group comprising Cllrs Moran, Sutton, Sherman and Alcock be set up to make the necessary arrangements with the police.

8.13 Quality Committee – Sandbach Town Hall

RESOLVED: that the Town Council declines the offer to take control of Sandbach Town Hall at this time.

RESOLVED: that Congleton Borough Council is recommended to make the changes that would improve the viability of the Town Hall Buildings.

RESOLVED: that the Town Council offer to reconsider the proposal when these changes have been made.

8.14 Quality Committee – Compact Workshop

Members are invited to attend a workshop on 5 September at 7.30 pm at the CVS offices.

RESOLVED: that the invitation be noted.

8.15 Quality Committee – Members' Workshop

Members are invited to attend a workshop on 7 October at 9.30 am in the Council Chamber to review the advantages and disadvantages of being a quality council and to prepare a vision statement for the future.

RESOLVED: that the event be noted.

8.16 Quality Committee – Sandbach Clean Team

RESOLVED: that the Town Council is supports the scheme to raise the awareness of local businesses to the value of a litter free environment and invites the Clean Team to apply to the Town Council for funding.

8.17 Quality Committee - Vacancy

RESOLVED: that since no nomination for a replacement was received the matter be deferred to the next Town Council meeting.

9. REPORTS FROM COUNCIL DELEGATES / SUB-COMMITTEES

9.1 Sandbach Partnership

A written report from David McGifford had been received.

- *Sandbach Partnership AGM was held on the 24th of May 2006 with 32 attendees, presentations from D McG, Barry Moran and Ian Simpson. The Partnership is looking to develop a Sandbach Park Group to look at developing a park improvements project.*
- *Wesley Court (Sandbach Business Centre) Confirmation due either today or 12th July regarding this project, all queries have been answered, pre project planning meeting has been held with CBC, legals are well advanced*
- *The other project groups and developments are shown in the table below, with NWDA and match funding the total spend in Sandbach this year is targeted at £1,056,005*
- *A suggested project area for this year (Cllr P J Darnes) is the development of a transport museum, very early stages – any thoughts gratefully received.*

- On the 5th of June 2006 the Business Landscapes group met to decide upon the priority projects for this year. The criteria was to decide upon projects that would provide most visual impact for the town and to be logical in terms of progression, ie if we decide to undertake an audit we should be prepared to implement its findings. The results of this meeting are shown below.

Business Landscapes Group

Project - brief description	£	Comments
Passageways	54,000	In this years spend
Mapping of cobbles	1,365	In this years spend
Repair of above	10,000	In this years spend
Traffic enforcement – bollards scheme on the cobbles – due Feb 07	45,000	First project for 2007/8, but would like to explore other options
Bandstand	?	Not included
Urban design brief	5,000	In this years spend
Work resulting - signage, seating, info boards	35,000	In this years spend
Bollard removal – cobbles area	3,600	Not included
Town Painter	6,000	In This Years Spend
Floral Crosses	4,000	In This Years Spend
The process for delivery for the above,		
1. Agreed Business plan to NWDA w/c 10/7		
2. Individual project bids into NWDA w/c 17/7		
3. Acceptance from NWDA generally takes 3 weeks		

Delegated Fund Group

£12,500. First meeting has been held – next meeting to be agreed. Low priority group at present as it only has a £12,500 spend this year. David M to pick up the work done by previous manager.

Grants Group

£55,000. Looking to have approval from NWDA late July.

Marketing Group

£30,750. Looking to have approval from NWDA late August.

Business Mentoring Group

£19,437. Delivery to start September

The Partnership and the STC also involved with the LSP Prosperous Economy working group chaired by David McGifford. The initial relative project areas for this group are Parking and Tourism marketing

RESOLVED: that the report be received.

9.2 Sandbach Literary Institution

This item would in future be the responsibility of the Premises Subcommittee of the Quality Committee.

The question of the SUDC honours board would discussed by the CBC Executive at their meeting on 12 July.

RESOLVED: that the report be received.

9.3 Sandbach Youth Project

This organisation had a new committee under Mrs Dot Flint and was due to start work in September.

RESOLVED: that the report be received.

9.4 ChALC

The officers had been re-elected at the AGM. There had been speculation about the proposed new Locality Meetings.

RESOLVED: that the report be received.

9.5 Linden Bank Hostel

a. Cllr Darnes had attended the last Liaison Meeting and felt that the premises were well run. The situation was probably better now with convicts being prepared for release than when alleged offenders were awaiting trial. He felt there was public misconception. There were no other premises available so that our only option was to learn to live with them in the short term.

RESOLVED: that the report be received.

b. The Home Office had replied to the Council's earlier concerns.

RESOLVED: that the Clerk sends a reply pointing out that the premises are adjacent to a children's playgroup and less than half a mile from the CofE School grounds and therefore did not comply with their stated conditions.

10. CVS – COMPACT WORKING

Already noted under item 8.14.

11. VOTING

Cllr Price believes that it is contrary to Human Rights legislation to require a member to indicate if he has abstained from voting.

RESOLVED: that it is not worth the paper it is written upon.

12. CORRESPONDENCE

12.1 Cllr Mrs P E M Price - Apology

This item had been deferred from the meetings dated 6 April and 25 May. The Chairman pointed out that under standing orders the resolution requiring Cllr Mrs Price to be present when this item is discussed could not be reversed in less than six months.

RESOLVED: that the item remains on the agenda.

12.2 CBC - Tables on public footpaths outside public houses in an alcohol free zone

RESOLVED: that their response be received.

12.3 Congleton Local Strategic Partnership

They have issued a draft version of the Congleton Sustainable Community Strategy 2006-2016 for comment.

RESOLVED: that the Clerk be empowered to complete the questionnaire in consultation with the Chairman.

12.4 Ann Winterton, MP – Campaign for Sustainable Communities

RESOLVED: that her response be received.

12.5 NHS CCPCT - Consultation

The consultation meeting was to take place in Sandbach Town Hall at 10 am on 3 August 2006.

RESOLVED: that the information be noted.

12.6 NHS C&M SHA – Briefing Paper

RESOLVED: that their reorganisation proposals be received.

12.7 James Wood – CCC Highways

He gave information on: -

a George's Walk

b Street Naming

c Cheshire Railings Congleton Road / Church Lane

RESOLVED: that the information be received.

12.8 CCC – Local Working, “Locality” Boards

They have invited the Town Council to nominate two representatives.

RESOLVED: that the Chairman would attend if he was available.

12.9 CBC- Cemetery Information

RESOLVED: that the information be received.

12.10 Age Partnership

Age discrimination legislation is imminent.

RESOLVED: that the information be received.

12.11 Community Council

Cllrs Alcock and Sutton declared an interest as members of Sandbach in Bloom.

RESOLVED: that the information about the Community Pride competition and the national success of Audlem be received.

13. MEMBERS' ITEMS — MATTERS AFFECTING THE TOWN OF SANDBACH

There were none.

14. DATE, TIME AND PLACE OF NEXT MEETING

The next Town Council meeting is the Annual Meeting of the Council and is scheduled for Thursday 12 October 2006 at 7.15 pm in the Sandbach Literary Institution.

The meeting closed at 10.37 pm.

B E Moran
Chairman

Ref: TCM060706