

Marton Parish Council

Clerk: Catherine Clowes

14 Downesway

Alderley Edge

SK9 7XB

Email: clerk.mpc@sky.com

Extraordinary Meeting of the Parish Council held at 6.30pm on
Wednesday 12th June 2013 at the Village School, Marton

MINUTES

Present: Mr J Rylands (JR), Mrs L Nixon (LN), Mr D Schwendener (DS), Mr D McGowan (DM), Mrs W Basnett (WB), Mr B Nolan (BN), Mrs C Clowes (Clerk), Cllr Lesley Smetham (LS) Mr Henretty (H) from 7.45pm

1. **Apologies for absence:** A Derbyshire **13/34**
2. **Discussion of proposed Capesthorn Estate development plan for Marton Village 13/35**
 - a) **Is there a need for additional housing in Marton?**
 - In 2011 MPC identified a very small need for medium – high cost housing within existing building footprints
 - JR questioned if the new proposal goes against the aims and proposals of the local plan? LS advised that to gain this information a consultation with a planning officer would be advisable
 - It was identified that there are already a number of rentable small cottages within Marton and many properties that are for sale are not selling
 - If Capesthorn workers needed affordable housing should this not be provided within the estate?
 - b) **Infrastructure considerations**
 - It was agreed that the proposed road access is not sustainable
 - It is believed that the sewage works has already reached capacity and it is unlikely it could support more housing
 - There could be restrictions on development in the area due to proximity to Jodrell Bank
 - Marton has no public transport and a lack of shops, leisure and health facilities

3. **Presentation of the proposed development plan by Mr Henretty representing Capesthorn 13/36**

Mr Henretty advised that the Capesthorn Estate submitted suggested development sites of Marton and Siddington to Cheshire East under the Strategic Housing Land Allocation Assessment (SHLAA) 4 years ago. Historically the Capesthorn Estate did get permission to build 18 houses within the centre of Marton but only 18 of these were built. They tried again for permission in 1989 but they were refused at appeal. Capesthorn need to raise £5 - £6 million for the upkeep of Capesthorn Hall and to develop within it's own grounds would not be sustainable, it must be within a village with existing facilities.

Questions were asked by members of MPC regarding the sustainability of such a venture within Marton but Mr Henretty advised that Capesthorn believe Marton could sustain such a project and that the development would provide 4 clear benefits for Marton:

- Village Green
- Car Park for school and village – members of MPC suggested that this would not be big enough for the proposed development
 - Affordable Housing – members of MPC highlighted the findings of local soundings regarding this in 2011 and that there is no need within Marton. In fact the affordable housing that already exists is filled by tenants from outside the area. The issue of the county wide need for affordable housing was also highlighted by LS but it was felt that because of the lack of facilities in Marton meant such a development was not sustainable. Furthermore the size of the development being proposed would mean that the village would be doubled in size and the character of the village would be completely changed.
 - Market Housing – JR advised that Marton would seek that any further development would take place within existing building footprints but Mr Henretty advised that there were no existing farm buildings that could be used

Mr Henretty advised that Capesthorn were aiming to get the proposed plan submitted to Planning within 2013 before the new local plan goes through. He said he would be willing to produce information to be circulate to village residents and to attend an open village meeting. When

questioned by JR Mr Henretty advised that the Capesthorn Estate would go ahead with submitting the planning application unless a suitable alternative site could be suggested.

Mr Henretty was thanked for his attendance and presentation and it was proposed that a village meeting is held with a provisional date of 22nd July.

4. A.O.B 13/37

- a) **The Green Area** – JR queried if it is still worth Marton pursuing the implementation of a protective green area in light of the Capesthorn Proposal? LS advised that she did not think so but MPC would need to consult with Planning on this. Therefore it was agreed that DM and DS would make an appointment with Planning for 3 weeks time and JR will contact Adrian Fisher at Planning for advice.

5. Dates of next meetings: 13/38

- 8th July 2013
- 9th September 2013
- 9th December 2013

Meeting closed at 9.05pm