

CLOTTON HOOFIELD  
EXTRA-ORDINARY PARISH COUNCIL MEETING  
Monday 19th April 2021 at 19:00 via Zoom

**MINUTES**

**PRESENT**

Cllr Richard Roberts (Chair), Cllr Peter Manby, Cllr Geoffrey Bibby, Cllr Jane Nicholas, Cllr John Leather (CWaC), Mr A Prewer and Ms S Hitchcox (from Anesco)

Public – 1

**APOLOGIES** - Cllr Harry Tonge (CWaC), Cllr Charles Kinsey,

**DECLARATION OF INTERESTS** - None

**PUBLIC PARTICIPATION**

Flooding Meeting – A resident sought clarification as to the deferred ‘flooding’ Meeting. Cllr Roberts confirmed that this has been deferred due to the Parish Council collecting additional local information prior to the meeting.

A new date will be proposed once it has been agreed.

**PROPOSED SOLAR PV PROJECT**

Mr A Prewer presented to the meeting the proposed plans for a Solar PV Project proposed at Iddenshall Grange by Anesco. He introduced the meeting to the team involved in the project and the Company, explained why Solar Power is needed, outlined the proposal at Iddenshall Grange and what stage of the development the process was up to, shared with the meeting the design of the proposed solar park and the bio-diversity benefits.

**The following questions were raised: -**

**Why is the project not covering the whole 90-acre site?**

It was confirmed that Anesco is constrained by the amount of electricity they are allowed to put onto the grid. The capacity is 14.06MW.

**If the site was to become redundant what would happen to the site or if the electricity demand was not available?**

It was confirmed that the demand to achieve the renewable energy required by the government’s targets should mean that this is not the case. The landowner is not affected should the demand on the electricity supply change.

Anesco leases the land directly from the landowner.

**What happens at the end of the lease term to the equipment?**

It was suggested that depending on the planning restrictions, at the end of the lease term then Anesco may have to return the land to its original state, alternatively they may look to extend the lease and reapply for planning permission.

**What is the efficiency of the conversion process?**

Anesco confirmed that the efficiency of the solar modules is currently around 20-21% in being able to convert the sunlight into electricity.

**Is there any capacity for storage on the site?**

This has been explored however this is not possible at this stage due to being constrained due to import capacity.

**Does the local distribution network require any upgrade?**

It was confirmed that the current system does not require any upgrade works.

**Concern was raised as to the location of the solar panels being put on agricultural land rather than brown field sites, and it was felt that the location may not be ideal for sunlight.**

Mr Prewer reported that this site has the power lines running alongside it, it also captures the sun due to the aspect of the land. Anesco feel this to be a prime site due to its open aspect and location to the grid.

**Concern was also raised due to the views from Beeston Hill which is a English Heritage site with views over the Cheshire Plains with a view across to Liverpool and the Sandstone Trail – it was felt that this could impact on the rural view.**

Mr Prewer confirmed they are working with landscape planners to help minimise the visualise impact within the landscape. The land is lower lying with a number of hedgerows surrounding and therefore it was hoped that the impact would be minimal – but this is still under review.

**Are there any special precautions that are undertaken to prevent flooding?**

It was confirmed that a flood risk assessment and drainage sustainability report would be undertaken of the site. Consultations will be undertaken this next week – following this Anesco will know more.

**Is this land suitable to encourage pollinators to encourage bees and butterflies in the area, have these plans been discussed at all with CPRE?**

It was confirmed that an Ecology Team would be looking at encouraging wild flowers and bee keepers could potentially use the site with agreement. Anesco has a partnership with the RSPB.

**What are the next steps?**

Cllr Prewer confirmed that they hoped to get the planning application in to CWaC in May. Subject to approval construction would commence in Autumn 2022. They hope to have the site connected in early 2023.

**Clarification was sought as to if there was any funding available for local community initiatives.**

Anesco confirmed that they would be interested in supporting and working with the local community – they have in the past worked with local village halls or schools to fund their own energy scheme – they have supported the primary schools to develop their own bio-diversity site. They prefer to build relationships with the local communities.

**Where is the nearest Solar Project?**

Anesco will let the Parish Council know where their nearest site is as a point of reference.

There will be a website with all information on this proposal and the link will be shared as soon as this is up and running.

***Mr A Prewer and Ms S Hitchcox left the meeting.***

Cllr Bibby sought clarification from the Parish Council as to what their comments with regards to this potential planning application was – his concern would be the traffic impact and the visual representation from Beeston Hill.

Cllr Manby confirmed that the Neighbourhood Plan supports any farming diversity with economic benefit for the population and businesses within the area.

Cllr Nicholas raised concern about the impact on the landscape at the end of the lease as the equipment would not bio-degrade. Also when rain falls on the panels what could be the impact on the drains and water levels within the area?

Cllr Leather asked the Parish Council to consider suitable projects that Anesco could support in the area – photocells at the school or the War Memorial Hall were examples mentioned.

**PLANNING**

Cllr Manby reported that following receipt of planning application 21/00802/FUL – Land Adjacent to Rose Farm, the application had been reviewed and referenced to the Neighbourhood Plan. It was considered not to meet Policy H1 in the Neighbourhood Plan and specifically 6.2.4, 6.2.5, 6.2.6, 6.2.7, 6.2.8.

It was noted that the same development had received approval in 2007 on appeal. This permission was extended and has most recently lapsed. Comments on the original application were that it was too large and inappropriate. The previous approval was under different planning regulations.

It was noted that the current application states that “pre application advice has been received”.

The planning office was asked for general advice on Rural Plan part 2 and impact on Neighbourhood plans and indeed which element of part 2 may be relevant. They specifically highlighted DM 19 of the Local Plan (Part Two).

It was also noted that the site is in the conservation area.

After lengthy discussion it was decided that there were no evident clauses in Rural Plan part 2 that would support the application.

The Parish Council’s understanding of the Rural Plan and the Neighbourhood Plan was discussed in detail and it was agreed that a neutral response should be submitted to the CWaC following the circulation of the planning template around the Parish Council. This was because the Parish Council did not have the information on why Cheshire West had advised that the Rural Plan part 2 would support the application and if this was the case this was a matter for CWaC to determine with their superior knowledge of the planning regulations.

**DATE OF THE ANNUAL GENERAL MEETING**

The next meeting would take place on Monday 17<sup>TH</sup> May 2021.

The meeting closed at 20:43

Signed ..... Dated .....

Trudy Ryall-Harvey, Clerk  
19/04/2021