

**PRESENT:** Chairman Jeff Warburton Councillor Sarah Atkinson  
Councillor John Atherden Councillor Emma Capp  
Councillor John Erlam Councillor Richard Jackson  
Councillor David Norbury

**IN ATTENDANCE:** Henry Brooks, Tatton Estate  
Rev. Keith Addenbrooke, St Elizabeth's Church  
Jo Phillips, Manchester University  
Clerk Sue McDonald  
Members of the public

**1 APOLOGIES:** None

**2 DECLARATIONS OF INTEREST AND DISPENSATIONS:** None

**3 MINUTES OF THE LAST MEETING**

To approve as a correct a record the minutes of the meeting held on 14th November 2016. Proposed by Councillor Atkinson, seconded by Councillor Capp. **RESOLVED:** the minutes of the meeting were unanimously approved as a correct record and signed by the Chairman.

**4 FINANCIAL MATTERS**

To authorise the following payments:

£ 70.00	ChALC	Councillor Training
£ 45.00	Councillor Atkinson	Reimbursement for OCSI report
£108.00	A & G Blackburn	Replacement for spoiled cheque

Proposed by Councillor Atherden seconded by Councillor Norbury and unanimously agreed

**5 HS2**

**5.1 Report from the Neighbourhood Plan Working Group**

**5.1.1 Presentation from Jo Phillips**

Jo had prepared a series of slides showing the route through Ashley and explained the 'rainbow' areas on the maps which indicated the overall width of Ashley land which HS2 would consume.

Other slides included illustrations of how the eventual HS2 area might look and how other areas of the country had influenced change in the HS2 design

Jo described some of the issues and concerns Ashley residents should consider but added that it would be difficult to compile a comprehensive list because there is, as yet, no design document for the Ashley area so the full impact could not yet be assessed. Apart from the obvious destruction of land and properties Jo brought additional issues to the fore:

- Changes to the identity of Ashley and the threat to the rural environment
- Where the necessary construction compounds will be sited
- What maintenance structures might be required
- The level of noise pollution caused by construction and constant noise from the HS2 railway itself
- Road closures during construction
- Risk of flooding
- The height and visual impact of any sound fences

Mitigation for the impact of HS2 could include:

- Improved roads
- Creation of a village green
- Off road cycle ways
- Improved habitats
- Improved public rights of way
- Plains drainage

Jo stressed that a close association with the Neighbourhood Plan Group was essential to ensure that the eventual Neighbourhood Plan reflected the aspirations of the whole community

There are two HS2 consultations taking place and the closing date for both is 9th March 2017

**Route Refinement Consultation:**

This consultation describes changes to the route from Crewe to Piccadilly. Jo was of the opinion that, since it didn't include Ashley, there was no need for the Council to submit a response

The Council agreed with Jo's opinion and agreed not to submit a response

**Property Consultation:**

The property consultation describes the compensation available to owner/occupiers affected by HS2. There are two main schemes:

- a) Express Purchase  
House owners can ask the government to buy their home at pre-HS2 market rates if the property has been blighted by HS2. There are specific conditions attached and house owners would have to serve the government with a blight notice
- b) Need to Sell  
House owners who can demonstrate a compelling reason to sell their homes but have been unable to do so (or can only sell at a greatly reduced price) as a result of the announcement of the HS2, could get compensation at pre-HS2 market rates.

Two other schemes are included:

- a) Rural Support Zone  
House owners may be eligible for compensation if their home fall within the rural support zone which is 120 metres from the centre of the HS2 track
- b) No Prior Knowledge  
House owners may be entitled to compensation if they bought their homes prior to the announcement of HS2, or if they can illustrate that property searches were undertaken prior to the announcement but completion of purchase came after the announcement

Councillor Atkinson stated that the Property Consultation was premature because, until the HS2 design for Ashley was issued, it was impossible to assess its impact on housing in the area. The Council was in full agreement with Councillor Atkinson and agreed its submission to HS2 would reflect this opinion

**5.1.2 Report from the Neighbourhood Plan Working Group:**

Amy Unwin gave a report, on behalf of the Neighbourhood Plan Working Group, on its activities and areas of concern regarding the HS2 which included:

- HS2 mitigation and compensation
- Gaining evidential data
- Loss of ancient woodland and tree preservation orders near the HS2
- Loss of footpaths
- The need to work with TEM and other landowners
- Improved public rights of way
- Plains drainage

Amy stated that it was the group's intention to walk the length of proposed HS2 route through Ashley and record what would be lost/destroyed. This would be subject to gaining permission from landowners to cross their land

Rah Chandarama, of HS2 Ltd, had met with the group and had advised the importance of engaging the whole community. He also advised the group of the importance of concentrating on the important issues rather than a long list of every issue

Rah strongly advised that an issues register should be maintained to ensure that there is a paper trail in place

**5.1.3 Other Comments and Concerns**

These topics were raised during the above reports and presentations

- Issues regarding emergency service access during road closures
- The potential need to find funding and for an HS2 consultant
- The possibility of mitigation including a mains gas supply and mains sewage throughout the village
- The need to work with TEM and other landowners
- There could be an opportunity for introducing underground electricity thus removing the overhead pylons
- Creating a tunnel or a cutting in preference to the proposed embankment. Note: Raj advised the working group that the chances of having a tunnel were less likely than those for a cutting
- Once the community had finalised its concerns and issues, parliament could be petitioned

**5.1.4 Comments from Mr Brooks:**

Mr Brooks stated that the CLA (an organisation offering advice to owners of land, property and businesses in rural England and Wales) had made a large submission to parliament about the negative impact of HS2 in rural areas The submission included HS2 Ltd's lack of negotiation on the mitigation of the impacts on businesses and no proper assessment of the overall agricultural impact affecting a whole area.

Mr Brooks' comments and observations included:

- Consideration of the environmental health impact
- The need for greater engagement with HS2 Ltd
- Threats to the existing road network could be mitigated by a much improved road infrastructure

- The need to get replacement facilities prior to the build rather than having to mop up later
- What alternative facilities will be provided during the inevitable closure of the main railway during HS2 construction
- The possibility of mitigation including a mains gas supply and mains sewage throughout the village
- The need to stress the amount of greenbelt that would be lost
- Serious consideration by the community whether a tunnel was worth fighting for or if it would be a waste of time and effort

**5.2 Impact Upon the Community**

This matter had been covered in Item 5.1

**5.3 Meeting with Raj Chandarama**

It was agreed that the community would be invited to a meeting with Raj which would be arranged in the near future

**6 PUBLIC PARTICIPATION TIME (10 MINUTES)**

Although comments were made during this item, they were wholly relevant to the HS2 issues above. Exceptionally, in the interests of clarity, these items have been included in the main HS2 items on the Agenda

**7 ANY OTHER BUSINESS**

None

**8 DATE OF NEXT MEETING**

Monday 27th March 2017

*The Chairman thanked everyone for attending and closed the meeting at 9.30 pm*

Signed: \_\_\_\_\_ Chairman 27th March 2017