



DRAFT Minutes of the Urchfont Parish Council (UPC) Full Council Meeting held in Urchfont Village Hall on Wednesday 9th November 2022

Present: Councillors: Botham (MB – Chairman), Hollyman (MH - Vice-Chairman), Bamber (SB), Holt (SH), Rotherford (JR), Gibb (HG), Rotherham(PR), Moscrop (PM) and Scanlon (RS)

Members of the Public (for all or part of the meeting): Malcolm Taylor, Brenda Potter, Nicky Hammond, Linda Jennings, Paul Melhuish, Dave Mottram, Trevor Hill, Rhodri Scanlon

A. INTRODUCTION

- 1. Welcome by the Chairman** – MB welcomed councillors and members of the public to the meeting.
- 2. Apologies** – Cllr Turner (MT)
- 3. Application for co-option** – Nomination papers had been received for Rhodri Scanlon, BL confirmed that he had checked the documents and found them compliant. Mr. Scanlon stated that had lived in Wedhampton for just over a year and now wanted to get more involved in the community.

Proposal	Proposer	Seconded	Resolution
To co-opt Rhodri Scanlon onto the Council with immediate effect.	PM	PR	Agreed unanimously

BL witnessed Mr. Scanlon completing and signing his Declaration of Acceptance of Office document.

This now leaves one vacancy remaining unfilled on the Council.

B. PLANNING – See Separate Minutes

C. NOVEMBER COUNCIL MEETING

- 1. Declarations of Interest** – PR declared a pecuniary interest in Item 5c.
- 2. Time set aside for Public Participation and External Reports**
 - a. Linda Jennings** sought a contribution from UPC of £250 for the installation of lectern style information sign at Peppercombe Mill. The sign will document history and other information. MB confirmed that this will be considered at the December meeting.

ACTION: FC/52/22 – BL

b. Dave Mottram explained his request on behalf of Urchfont Cricket Ground for a contribution of £750 towards the felling of a tree on the boundary of the cricket ground which is suffering from ash dieback. This was later considered under item 5c.

c. Trevor Hill (TH) read out a number of statements and asked questions associated with the current review of the Neighbourhood Plan (UWLNP), SH responded to each question on behalf of the Council.

TH1 - Apart from the 3 UPC Councillors on the NP Working Group, are there any other members of our community used as advisors or consultants as part of the plan review process?

SH - Yes, David Mottram, Stuart Davies and Linda Jennings have joined the Steering Group. Wiltshire Council, no longer provide a dedicated link officer, but we are in discussions with the Spatial Planning Team and Michael

Kilmister and David Way, who was our dedicated link officer. We looked to hire a mentor for the review of the Plan. A number of local experts were too busy to take on any extra work. We did speak to 1 Company who felt at the end of a 40 minute consultation that we had the necessary skills to go forward. Locality a Government funded body offer training and advice, we used them in 2013 and we will look for help from them again if it's necessary.

TH2 - As part of Wiltshire Council (WC) 2021 consultation process of their Local Plan, WC produced an 'Empowering Rural Communities' document, in which it clearly stated that the new build allocation for the 'Large Village' of Urchfont was 65. It further identified that 60 dwellings had either already been built or are committed to be built within our area and therefore our shortfall of new dwellings required was 5. Has WC produced a new document or given updated specific details of the number of dwellings they expect to be built in our area?

SH - We are seeking advice from the Spatial Planning Team but we do not believe that the shortfall was only five dwellings. The original input of 60 dwellings was somewhat confusing and in our view far too many for the village. We have calculated a new requirement for 28 dwellings which is awaiting agreement from the spatial planning team.

TH3 - Following the recent Housing Needs Analysis carried out, the NP Working Group has accepted that there should be 8 Affordable Houses built, and to achieve this number, (given the UWLNP Policy H3 (1) - 30% of dwellings built on sites over 5 should be affordable) the Working Group has accepted that 27 new dwellings are required.

- Does the 8 affordable houses include the 6 already built or in the process of being built as part of the current UWLNP. (Hales Farm – 4 and Yardlands 2)?

SH - As the rural housing needs survey was undertaken after the affordable homes were built, the desire for eight new, affordable homes is still present.

- Does the 27 new builds include the 7 dwellings identified within the current UWLNP which have yet to be subject to planning permission?

SH - The outstanding plots to be developed from the current Neighbourhood Plan which runs until 2026 are:

- *The Wildmans Garage site - 5*
- *Land opposite sawmills -1*
- *Garden at Cuckoo Corner -1*
- *The Beans – 1*

Opposite sawmills has already been turned down. Cuckoo Corner Mrs Wheatley doesn't want a house in her garden. Leaving a potential of 6 dwellings

TH4 - As Affordable Houses are only built in pairs (i.e. pair of Semi-Detached – *I have yet to see a developer build an affordable 'detached' dwelling*). Any new site area must have capacity for at least 7 dwellings to provide the minimum of 2 semi-detached affordable dwellings, as was the case at Yardlands. Therefore, the minimum number of dwellings required to be built will be 28 not 27 (i.e. 4 (2 semi's) x 7). When seeking new sites within our area, will the NP Working Group only accept sites within the village development area with the capacity for at least 7 dwellings? (If sites with the capacity for 5 or fewer dwellings are accepted the number of new builds will be greatly increased if we are to achieve the 8 affordable houses)

SH - Affordable houses aren't only built in pairs as they are often built in terraces. As an example in Manor Farmyard there are three affordable units in a terrace of five houses, so they are definitely not just built in pairs of semis. The development boundary was changed to fit in some of the houses in the UWLNP. There is very little space within that development boundary to provide the additional 28 units and so appropriate sites will have to be found and included in a newly revised Development Boundary. PW commented that in theory it is possible to have an 'Exception' site with all houses being affordable.

TH5 - As a resident, I have recently received correspondence from 'Grassroots Planning' proposing the development of 24 dwellings at land south of the B3098 opposite Ballingers. On the face of this proposal, it goes some way in meeting our 'affordable housing' needs. Will this site be included in the NP review options when the community are asked to vote on preferred sites?

SH - Grassroots have made a very limited enquiry of only a number of residents. All 28 who have posted on Facebook as of 6th November are fundamentally opposed to this site. It will be considered under the review of the UWLNP together with any other areas of ground which come forward. This time round all sites should be put forward to the public to be considered. They will all be assessed using our Site Assessment Matrix and Parishioners should be given a share in that decision.

TH6 - As part of WC consultation process and documentation, WC identified a total of 1265 dwellings to be built 'elsewhere' within the Chippenham HMA (Housing Market Area). These were dwellings in addition to those to be built on Principle Settlements, Market Towns, Service Centres and Large Villages. I previously raised the question with UPC as how these 'elsewhere' dwellings would impact upon our parish. Councillor Whitehead was tasked to seek an explanation from WC. To date, I have not had or seen any explanation regarding this matter.

PW responded that 'elsewhere' referred to windfall developments in small villages for example or anywhere without a valid neighbourhood plan, this will not affect Urchfont number in any way.

d. Nicky Hammond pointed out that no house in the Parish can be bought for less than £250K, this not affordable housing. We have priced some people on lower incomes out of the Parish. Instead of using 'affordable' we would better use 'low cost housing'. MB pointed out that 'affordable' is the universal defined term to be used, but that the Review Group will take account of her comments.

e. Trevor Hill expressed disappointment that the bushes at the entrance to The Orchard have been removed after some 5 years and as far as he was aware without accidents occurring. Have they been transplanted elsewhere, MB stated that they had been disposed of completely.

3. Minutes of the Meeting of the Council held on 5th October 2022

Proposal	Proposer	Secunder	Resolution
To approve and sign the minutes as a true and accurate record of the meeting.	MB	MH	AGREED with 3 abstentions due to not being at the meeting.

4. Action List Status Review and Update Reports from the Minutes of the meeting held on 5th October 2022 – BL had distributed an updated list of outstanding actions prior to the meeting so that councillors could provide an update where necessary at the meeting:

FC/46/22 – Crookwood Lane verge damage – see agenda item 16 below

FC/48/22 – Removal of large Farmers Field gate – PR stated that the gate had been removed because it is rotten along with the mounting posts, there are no plans to replace it. BL commented that this created an anomalous situation in that dogs are prohibited on a sign on the small entrance gate, but there is no indication of this restriction applying where the large gate has been removed or indeed in gaps in the fencing further down. It was suggested that the barring of dogs, which was confirmed by the Council in earlier debate, should be reconsidered at the December meeting.

No other actions were updated.

5. Finance

a. Financial Statement and Bank Reconciliation as at 31st October 2022 – BL confirmed that he had distributed the Financial Summary and Bank Reconciliation at 31st October 2022 to all councillors prior to the meeting and that the accounts are in good order.

Proposal	Proposer	Secunder	Resolution
To ratify the list of individual payments made during August and September 2022 as shown on the Bank Reconciliation Statement	MB	PM	AGREED unanimously

b. Request to fund / part fund works to large Ash tree adjacent to property boundary off Peppercombe Lane – (request attached Appendix II on the website version only) – BL had distributed this request to councillors prior to the meeting, he re-iterated his advice that councillors should consider the precedent that could be set by approving a contribution to works on un-registered land. Councillors acknowledged this advice and considered the potential consequences of approval. BL asked PW whether WC still considered such requests for work on unregistered land, PW agreed to check with officers and notify UPC of contact points if there is still a WC budget and process for such works.

ACTION: FC/53/22 – PW

MB agreed that this request will be re-considered at the December meeting dependent on feedback from WC.

c. Request from Urchfont Cricket Club for a contribution towards the removal of a dangerous ash tree on the boundary of the cricket ground – (request attached at Appendix III on website version only) – BL confirmed that this request had been distributed to all councillors prior to the meeting and also that he could find no specific reference to land owner responsibility for tree works in either the Head Lease or Sub-Lease. SH commented that the Cricket Club is well used and respected by other clubs who visit for the quality of the ground and pitch, he recommended that the Council should support this request.

Proposal	Proposer	Seconder	Resolution
To contribute £750 towards the felling costs	SH	MB	AGREED with 1 abstention

d. Contributions to LHFIG (previously CATG) applications – to consider / approve

- i. Wedhampton 20mph speed zone traffic survey - £625 (25%)
- ii. Dropped kerb in The Croft - £375 (25%)

PM reported on her attendance at the last LHFIG meeting where the above were approved subject to confirmation that UPC will contribute 25% of the cost for each project. She also reported that the proposal to make the southern access from Wedhampton a no exit had been approved and would be implemented shortly.

Proposal	Proposer	Seconder	Resolution
To approve the 25% contribution towards the LHFIG costs for the survey and dropped kerb (total £1000)	PM	RS	AGREED unanimously

6. Lead Councillor, Working Groups, Clerk & other written Reports (attached at Appendix I on website version only)

a. Clerks Report = Nothing further to add.

b. Councillor reports – none received

7. Urchfont Pond – MB reported that Eric Ahlquist is now progressing the proposals made at the October meeting to try to eradicate the blue-green algae. He also confirmed that the ducks had now been enclosed to comply with DEFRA requirements due to bird flu, this restriction may not be lifted until the Spring dependent on infections at that time. Wild ducks are not subject to the same controls.

8. Neighbourhood Plan – The Steering Group is meeting to progress the review of the UWLNP. SH referred to the article in Redhorn News calling for residents to nominate potential development sites, none had been submitted to date.

The Council has been advised not to make any formal comment on the Grassroots draft proposal for land south

of Ballingers, comments could be deemed as predetermination and deny the Council the opportunity to comment on subsequent planning applications through the WC consultation process.

9. Annual ROSPA on Children's Playground – SB stated that she had reviewed the observations in the report which identified minimal risks against all equipment. Some work was recommended to tidy the ball court and repair a bench, both would be reviewed by SB and MB following a visit to the site. Play equipment is in good condition but will need maintenance in due course.

ACTION: FC/54/22 – SB/MB

10. Electric Vehicle Charging Points for villages– (see WC grant scheme information at Appendix IV on website version only) – MB suggested that the Council should appoint a councillor to investigate this opportunity further. BL stated that the biggest cost is likely to be in relation to infrastructure costs to ensure sufficient power is available in the chosen locations. BL also said that charging mechanisms need to be considered and also recognition that the EV charging supplier will probably require ongoing charges for maintenance / software updating etc. PW commented that WC is available to provide advice and support. SH stated that from 2025 all new buildings will have to have EV charging points, this should be considered as part of the review. PM and RS volunteered to investigate further and report back to Council in due course.

ACTION: FC/55/22 – PM/RS

11. Electronic Speed Signs on B3098 – MH reported that he had obtained quotes from two suppliers and held initial discussions with the WC Highways Engineer as to the best locations for two signs on the B3098, but was not entirely clear on what WC would be prepared to do to assist installation (e.g., supply of posts). PW suggested that a further meeting should be held with the WC Engineer to clarify.

ACTION: FC/56/22 - MH

12. Farmers Field – (see report attached at Appendix V on website version only) – PR said that he had nothing further to add to Appendix V.

13. Bushes at the entrance to The Orchard – Now that the bushes had been removed, MB had discussed subsequent re-planting with Royston Thomas (resident of The Orchard). In view of wider public interest, any plans will be proposed for public consultation.

14. Naming of Hales Farm development roads and houses – (see proposal attached at Appendix VI on website version only) – Whilst the Council acknowledged the changes made by Acorn Property Group, HG and SB in particular voiced concern that houses 1 to 4 still did not have house names as the rest have, presumably because these will be the affordable homes. Consensus concluded that Acorn should again be asked to allocate house names so as not to unfairly differentiate them from the rest.

ACTION: FC/57/22 – BL

15. HGV damage to verges – MB stated that the WC Highways Development Control Officer had confirmed that conversations had taken place between the developer at Hales Farm and her S38 Inspector on the 3rd November. She confirmed that the developer recognises the issues in having to use the adjacent road network and the impact of its use by their vehicles on residents.

WC and the developer have agreed to several things which can be done to hopefully mitigate the impact on the local road network and in particular on The Green. As part of the mitigation there is a requirement to temporarily widen the road in the vicinity of the corner of The Green. This will mean the addition of some more appropriate material with the bank and grass fully re-instated after construction has been completed. The intention behind this is to try to mitigate any further impact on the rest of The Green. Acorn have provided a deposit to WC which will not be returned until all the remedial works have been satisfactorily completed. Details have been distributed to all councillors prior to the meeting. PW emphasised the temporary nature of the proposals, full reinstatement will take place when the development is complete.

MB suggested that there is no point in UPC taking action on this topic in addition to WC, he will keep in contact with WC to ensure progress.

SH expressed concern over measures proposed for Top Green, this is protected green space. He also was of

the view that contractors vehicles are exceeding the speed limit in the Village.

Proposal	Proposer	Seconder	Resolution
To confirm that UPC is in agreement with the temporary measures and strategy proposed by the Highways Development Officer	MB	SB	AGREED with one abstention

16. Update on Current Issues not covered by above agenda items

- i. **Large bushes below houses in Stonepit Lane** – SB highlighted the extent of bushes which really need management and include Japanese knotweed, probably by WC. PW suggested that these should be shown to the Highways Engineer when he next visits.

ACTION: FC/58/22 – MB/MH

- ii. **Car Parking in The Orchard** – In view of the ongoing situation and the apparent reaction of the police to date, MB and PW have agreed to discuss what can be done to try to assist the residents.

ACTION: FC/59/22 – MB/PW

17. External Meetings – No reports received

18. Other Reports from Councillors

- i. **Potholes** - JR commented on the extent of potholes at the top of Blackboard Lane, MB stated that these had already been reported and the Parish Steward had undertaken temporary repairs. PW said that such issues should be reported using the My Wiltshire App.
- ii. **5 Year Land Supply Target**– PW referred to a suggestion that all Parish Councils should write to their MP referring use by the Government 5-Year Housing Supply Target and urging that this should be removed removed from all planning procedures to ensure that all planning approvals are in line with the policies that have the approval of local residents and Wiltshire Council. BL confirmed that an email from PW including suggested text for a letter to the local MP had been distributed to all councillors prior to the meeting. It was agreed that this should be discussed further at the December meeting.

19. Items for Future Agenda

- UPC Facebook Page
- Proposal for lectern sign at Peppercombe Mill
- Celebrating the Coronation (May 2023)
- First Responders
- 5 Year Land Supply
- Dogs in Farmers Field

Date of Next Meeting: Wednesday 14th December 2022 - 7.00pm Village Hall (Conference Room)

There being no further business the meeting Closed at 9.05pm

APPENDIX I TO NOVEMBER 2022 UPC AGENDA

a. CLERK'S REPORT

i. Finance – Copies of the Financial Summary and Bank Reconciliation at 31st October 2022 will be distributed to all councillors prior to the meeting. The accounts are in good order. The accounts have been updated to include all approved amendments to the budgets made at the October meeting.

ii. Councillor Vacancies – There are now two vacancies following the recent resignation with immediate effect of Cllr. David Stevens. I am expecting one completed nomination form from Rhodri Scanlan who lives in Wedhampton, if this is received prior to the meeting on 9th November it can be considered at the meeting assuming that it is fully valid.

iii. Data Protection - I have received confirmation from the Information Commissioners Office that the UPC registration as a Data Controller has been renewed until 2nd November 2023.

Bob Lunn, Clerk to the Council

b. COUNCILLOR REPORTS - None Received

APPENDIX II TO NOVEMBER 2022 UPC AGENDA

Mr Bob Lunn
Parish Clerk
14 Walnut Close
Urchfont
SN10 4RU

2, Peppercombe
Peppercombe Lane
Urchfont
Devizes
Wiltshire SN10 4QR

Tel 01380 848102

9th October 2022

Dear Mr. Lunn,

Re: Ash tree maintenance – Peppercombe Lane

I am writing to ask the Parish Council to consider paying for, or part-funding, the pruning back of a large ash tree which is adjacent to our property boundary on footpath URCH 46, off Peppercombe Lane.

The tree is on land which, according to The Land Registry, has no known owner (see attached document). Wiltshire Council have also denied any responsibility for the maintenance of the tree.

It is showing early signs of Ash Dieback and my concern is that, once the disease inevitably sets in, the tree could fall – either across the path towards Paul Bancroft's paddock or across my boundary fence towards the house.


I appreciate that the Parish Council is not duty-bound to pay for this work but, as a potential safety issue, I would like to have it reduced in size considerably before it ultimately becomes a hazard. The tree is not in a conservation area and has no associated preservation order.

I consulted Tree Surgeon, Mike Burns, and he agreed that it should be done sooner rather than later. He has quoted £1400 + VAT to have it reduced to 50% of its current height. This will require a cherry picker due to its height and position on the footpath – please see attached.

I hope that the Parish Council is amenable to my proposal.

I look forward to hearing from you

Yours sincerely,



Liz Turner

APPENDIX III TO NOVEMBER 2022 UPC AGENDA

Urchfont Village Cricket Club

To: Urchfont Parish Council

c/o Mr Bob Lunn, Parish Clerk

UVCC – Tree Suffering from Ash Die-back

Request to UPC for Funding

- 1) Unfortunately, the very large Ash tree on the boundary of the Cricket Ground and Witchell Lane is showing early stages of Ash die back. The advice that UVCC has received is to fell the tree as soon as possible. The tree is not within the conservation area, or subject to a Tree Preservation Order.
- 2) From the lease is not particularly clear who's responsibility it is to remove this tree before it becomes dangerous, particularly to those using Witchell Lane to either access their property or Oakfrith Wood. However, there is no doubt that UVCC should take action to have the tree removed.
- 3) We have obtained a first quote which is attached to this document and are expecting a second quote shortly. As you can see from the attached quote, we can reduce the cost by using UVCC volunteers to do some of the work at ground level, and within the cricket ground.
- 4) This work is to the Cricket Ground which is a community asset providing cricket playing and practice, and croquet playing, facilities within the Urchfont community. The work will also ensure that there will be no falling branches due to Ash die-back on the public by way – Witchell Lane.
- 5) Give the above, would UPC consider making a financial contribution to complete the necessary work?

Best Regards,

Dave Mottram

Chairman UVCC

Wiltshire Council Grants for Electric Vehicle Charging Infrastructure (EVCPI)

Application process is now open

Following the well-attended EV Charging Infrastructure for Town & Parish Councils Webinar on the 14th of September, we are pleased to announce that you can now apply for the grants.

Please note that **funding for the On Street Residential Charging Scheme (ORCS) to complement the Wiltshire grants is not confirmed beyond March 2023**, so we recommend getting applications in as soon as you can.

Materials can be found at this link: [Electric vehicles and charging points - Wiltshire Council](#).

1. [Wiltshire EVCPI grant guidance](#)
2. The application form: [EVCPI Grant Scheme \(wiltshire.gov.uk\)](#)
3. Recordings of the presentations at the webinar, each presentation is short (around 10m):
 1. [National and Wiltshire EV strategy](#)
 2. [National ORCS grant](#)
 3. [Wiltshire EVCPI grant](#)
 4. [Wiltshire Council's charge point installer Joju and their provision of free site assessments](#)
4. Link to guidance for the national ORCS grants from Government, which can be used in conjunction with the Wiltshire grants.

If you have identified sites, the first step in applying for the Wiltshire EVCPI grant (up to £2500) is to book a free site assessment from Joju, Wiltshire Council's EV Charging Infrastructure provider.

Please contact info@joju.co.uk with 'Wiltshire Council EV Charging Project' in the subject line.

If, having reviewed the materials, you have further questions for the Council, please contact fleet.services@wiltshire.gov.uk.

This in an update from Mike McDonald which includes Farmers Field.

I've ordered 500 native daffs - narcissus pseudonarcissus - for Pauline and her team to plant along the pond wall. I won't know how many she'll need until the dirty deed is actually done but I can always plant what's left over somewhere else in the village. On this subject, you will probably know that 30 or so years ago we planted several hundred daffs around the village: I recall the bit I did was the lay-by island at the bottom of Stonepit. I know another location was the deep grass verge up by the Allotment bus shelter but cannot remember the other areas that were done - people just headed off in different directions with a spade and bag of bulbs! These daffs are all fading or manky now so, as briefly discussed at the last re-wilding meeting, maybe we can revive the project and each of the three or four next autumns plant 500 or so native daffs around the village?

On another matter, FYI only also, Jeff Vickers and I drove a trailer over to a nursery near Shepton Mallet today to collect the first tranche of new trees for Farmers Field, we'll plant these on Saturday 29th October. These trees are all what I call "garden centre size" at c.2m high rather than small whips. More expensive of course but better in the long run as we won't need to maintain or water them so much, they'll likely not need staking or deer protection, the survival rate should be higher, and they'll give us a 5/6-year head start over small 12" high whips.

I've paid for all the above out of the £500 Scarycrow money that I've been given. The 30 trees offered free by the Woodland Trust will be arriving later in the year, they cannot say when.

To give you an idea of budgeting, I expect to be able to pay for the next tranche of trees out of the Scary money that I have left so may only have to draw on, say, £250 of Parish funds next year (if not then I very much doubt more than £500?). I'm hoping that if the ash felling goes well this Winter we should have finished re-planting Farmers Field by the Spring and can largely wrap up the project. What we might then do is for those in the team to sort themselves into a rota so that each person takes it in turn once a month to go and check over the place, inspect the live and dead hedges, and to look over the trees.

One outstanding issue is what to do with the under-storey of the wood (if anything) so I'll liaise with Malcolm as what best to do here - maybe several groups of berry shrubs for birds, such as viburnum?

APPENDIX V TO NOVEMBER 2022 UPC AGENDA

**PROPOSED STREET AND HOUSE NAMES / NUMBERS FOR HALES FARM DEVELOPMENT
SUBMITTED BY ACORN PROPERTY GROUP – AMENDED FOLLOWING COMMENTS AT THE UPC
MEETING ON 5TH OCTOBER 2022**

Original listing discussed on 5th October 2022

Plot	Name/Number	Street Name
1	1	Hazel Green
2	2	Hazel Green
3	3	Hazel Green
4	4	Hazel Green
5	Fern House	Hazel Green
6	Sage Cottage	Hazel Green
7	Meadow Cottage	Hazel Green
8	Olive Barn	Hazel Green
9	Willow Barn	Hazel Green
10	Myrtle House	Hazel Green
11	Juniper House	Hazel Green
12	The Laurels	Hazel Green
13	Jade House	Hazel Green

Amended listing proposed by Acorn Property Group on 17th October 2022

Plot	Name/Number	Street Name
1	1	Hazel Grove
2	2	Hazel Grove
3	3	Hazel Grove
4	4	Hazel Grove
5	5 Fern House	Hazel Grove
6	6 Sage Cottage	Hazel Grove
7	7 Meadow Cottage	Hazel Grove
8	8 Olive Barn	Hazel Grove
9	9 Willow Barn	Hazel Grove
10	10 Myrtle House	Hazel Grove
11	11 Juniper House	Hazel Grove
12	12 Primrose Barn	Hazel Grove
13	13 Jade House	Hazel Grove