

Haslington Parish Council

Minutes of the Planning Committee Meeting held on Wednesday 10th August 2022

HPCP22/1/01	Present:-
	Councillors Howard Blake, Yvonne Bushill, Alison Heler, Richard Hovey and Richard McCarthy
	In attendance:-
	Councillor Steve Edgar
HPCP22/1/02	To elect a Chair of the Planning Committee
	It was resolved to elect Councillor Howard Blake as Chair of the Planning Committee
HPCP22/1/03	To receive apologies for absence
	No apologies were received
HPCP22/1/04	To receive declarations of Members' interests relating to items on the Agenda
	There were no declarations of Members' interests
HPCP22/1/05	Public Participation
	There were no questions or comments submitted to the Committee
HPCP22/1/06	To consider matters related to Planning Application Reference 22/2692N Type of Application: Reserved matters following outline approval Proposal: Reserved Matters Planning Application (layout, scale, appearance and landscaping) following outline approval reference 19/3889N - Outline application for the erection of up to 55 dwellings with associated works (access to be considered with all other matters reserved) (resubmission of 18/2726N) Location: Land off, Crewe Road, Winterley (Pool Lane Development Phase 3)
	Members resolved to object to the application and the following comments will be submitted to Cheshire East Council:-
	<ul style="list-style-type: none"> • The affordable housing is not pepper-potted throughout the development. • Of the 20 affordable homes, none have 3 bedrooms, they are all 1 or 2 bedrooms and of the market sale houses, none are less than 3 bedrooms. Why is the bedroom number distribution not spread evenly over the whole development? • Needs improved climate change mitigation, solar panels, heat pumps, grey water systems. We should not be waiting for new environment legislation to be in place but preparing for it. • Need to ensure the planning appeal condition to provide all properties with electric car charging points is enforced • Need to clearly lay out the plans for long term maintenance of open spaces. Too many applications are unclear on this and result in the Council having to foot the bill in future. • Parking is very congested on the proposed development must ensure that the proposed garages are of a suitable size to be a garage for a modern car? Given the unsustainable location car travel will be a necessity to some people on this development. It is not close to local employment areas • Inadequate over all parking provision • Site is overdeveloped • Why are there no houses on the northern boundary? Is there an expectation of further development to the north? • There should be walking connectivity to the other Duchy Estate to the east, a) to allow easier access to the facilities in Winterley for the other new estate and b) to allow children access to all the play areas.

	<ul style="list-style-type: none"> • A condition required to set up a liaison group with established residents, Parish Council and the developer, as worked successfully with the adjacent Seddon Homes development. • Winterley is not a sustainable location, has a poor bus service, 1 pub, no shops, no schools within safe walking distance, no medical facilities within easy access (no NHS Dental availability) • Where is the Barn Owl survey required by the Planning Appeal? • Drainage continues to be major problem in the village - roads flood after rain, the developer had problems with drainage on adjoining site, the proposed surface water disposal via Hassall Road could still overload the local drainage system • Not clear how the surface water drainage plans impact the trees on the route from the development through to Hassall Road, e.g. T51 & T52 • The 2.5/3 storey properties are not in keeping with the rest of the area - "Windsor" house type - very small gardens and no space for visitors cars - given their location it is likely to obstruct access to most of the estate. • Some of the social housing type "Bodnant" have the garden/amenity space physically separated from the building - very poor design. • Why no single storey properties either bungalows or apartments for either social or open market sale, there is proven demand in the parish.
HPCP22/1/07	<p>To consider matters related to Planning Application Reference 22/2588C</p> <p>Type of Application: Full planning</p> <p>Proposal: Construction of two dwellings in place of approved one new dwelling</p> <p>Location: 5 Ashley Close, Winterley</p>
	<p>Members resolved to object to the application and the following comments will be submitted to Cheshire East Council:-</p>
	<ul style="list-style-type: none"> • Winterley is not a sustainable location, no shops, one pub, poor bus service • Support the objection from Sandbach Town Council to this application as the proposal is too dense and there is not adequate visitor parking. Members prefer the existing permission for 1 dwelling due to the site's location in open countryside. • The site is clearly overdeveloped with this application for the two proposed houses do not appear to have adequate private amenity space within the plots given the size of the houses. • The gardens of the proposed property are far too small for the house size. • The frontage of the proposed properties will have a detrimental impact, due to their overall size and form, on the streets scene and the rear of the properties will have an obtrusive impact on the open countryside. • Parking looks to be insufficient for properties of this size, there is no room for visitors who will need to park off the main road. • The site would be better suited for one larger property. • If the application is approved, require a condition that hedge/shrub planting shields the properties both to the front and open countryside to the rear so as to have less impact on the surroundings. • A key issue is the impact on the gateway between open countryside and the increasingly densely built up area of Winterley. The site can be seen across the fields from the Wheelock Bypass, and was originally a single old Vicarage with a hedge as boundary to the fields • The roadside boundary has a hedge right against the kerb - no facility for a pedestrian footpath on that side of the road. • There is concern that garages may be added into the scheme at a later point, as happened last time with the neighbouring properties - reducing the amenity space for the occupiers.
HPCP22/1/08	<p>To consider matters related to Planning Application Reference 22/2982T</p> <p>Type of Application: Works to TPO trees</p> <p>Proposal: Preservation order no 3 A9 TPO36, Elm tree removing, replace it with a cherry blossom in the same place</p> <p>Location: 21 Henry Street, Haslington</p>

	Members resolved to object to the application and the following comments will be submitted to Cheshire East Council:-
	<ul style="list-style-type: none"> • The tree appears to be healthy, which is fortunate for an Elm • There is no report from an Arboriculturist to support any work on the tree • The tree forms part of a valuable collection of protected trees • Very concerned that a precedent could be set • The tree should be kept.
HPCP22/1/09	To consider matters related to Planning Application Reference 22/3059N Type of Application: Householder Proposal: Replacement of existing garage and first floor room and erection of two storey side extension, erection of single storey rear extension, erection of boundary wall and alterations to principal façade including new porch Location: Hawthorn House, 1 School Street, Haslington
	Members resolved to submit a response of no objection to Cheshire East Council
HPCP22/1/10	To consider any urgent matters related to planning within the Parish
	There was no urgent business to discuss
HPCP22/1/11	To consider futures dates of meetings of the Planning Committee
	It was resolved that planning matters should be considered as an Agenda Item at Parish Council meetings or specific meetings of the Planning Committee will be called should an urgent response be required
	The meeting closed at 7.38pm