

# Haslington Parish Council

## Minutes of the Planning Committee Meeting held on Wednesday 13th September 2023 at Gutterscroft Centre

**Attendance:** Cllr Howard Blake (Chair), Cllr Sam Green, Cllr Melissa Mews, Cllr Mark Trigger

**Apologies:** None

**Not in attendance:** Cllr Yvonne Bushill

**Also in attendance:** Clerk Wayne Salisbury

**Public:** None

**Meeting started at 7:00 pm.**

**1. To receive apologies for absence**

No apologies received.

**2. Declarations of Interest**

No interests declared.

**3. Public Participation**

No members of the public were in attendance.

**4. To consider the following applications and to determine any comments to be submitted to the planning authority.**

a) Reference Number 23/3189N  
Type Of Application HOUSEHOLDER  
Location ASTLEY HOUSE, CREWE ROAD, WINTERLEY, CHESHIRE, CW11 4RE  
Proposal Proposed Rear Single-Storey Extension  
Deadline 20<sup>th</sup> September

RESOLVED: To submit comments to the planning authority stating that:  
Haslington Parish Council has no comments to make on this application.

b) Reference Number 23/3206N  
Type Of Application HOUSEHOLDER  
Location HALL O THE HEATH FARM, HOLMSHAW LANE, OAKHANGER, CW1 5XF  
Proposal Proposed detached timber frame garage  
Deadline 20<sup>th</sup> September

RESOLVED: To submit comments to the planning authority stating that:  
Haslington Parish Council has no comments to make on this application.

c) Reference Number 23/3281N  
Type Of Application HOUSEHOLDER  
Location 3 THE BIRCH, Bradeley Hall Farm, BRADELEY HALL ROAD, HASLINGTON, CW1 5HR  
Proposal Construction of a 5.3m x 6.0m single story garden building 17m away from existing building for use as home office.  
Deadline 26<sup>th</sup> September

RESOLVED: To submit comments to the planning authority stating that:

Haslington Parish Council has reviewed this planning application and is concerned about the removal of hedgerows where the property backs onto open countryside. The Council also notes that the application does not contain details showing the office's internal layout. The Council queries what utilities will run to the office and if kitchen and bathroom facilities will be included as this could determine the future use of the space.

**5. To consider any other planning applications released since the publication of this agenda.**

The below have been added after the publication date of 7<sup>th</sup> September 2023.

Reference Number	23/3353N
Type Of Application	FULL PLANNING
Location	Land Off, CREWE ROAD, HASLINGTON
Proposal	5no. two-storey residential dwellings with associated parking and landscaping
Deadline	11 <sup>th</sup> October

RESOLVED: To submit comments to the planning authority stating that:

Haslington Parish Council has reviewed this planning application and objects for the following reasons. Planning permission was previously applied under application 23/0101N, In the decision notice refusal was given as the proposed development "would result in a cramped over-development of the site causing harm to the character and appearance of the area".

Haslington Parish Council feels that the revised plans have not brought forward sufficient changes to overcome this issue.

The driveways at the front of the properties are now continuous hard landscaping rather than being interspersed with soft landscaping, this will be a detriment to the streetscape. The council has concerns about parking in this area and feels that due to the location and style of provided parking for plots 1 and 5, will encourage on-street parking.

The Council believes that this space was designated for medical or community use and with previous applications being refused is it now clear that better use of the plot would be for an open space/play area for the estate.

**6. To ratify any comments submitted by the committee to the planning authority since the last meeting**

a) Reference Number	23/1753N
Type Of Application	Prior Approval - COU
Location	HASLINGTON HALL, HOLMSHAW LANE, HASLINGTON, CREWE, CHESHIRE, CW1 5TJ
Proposal	Prior approval for change of use of the existing building from B1 to C3 for personal use. The building will remain the same on the outside, works will be internal
Deadline	17th August.

RESOLVED: To ratify the submitted comments to the planning authority stating that:

Haslington Parish Council has no comments to make on this application.

b) Reference Number	23/2754N
Type Of Application	HOUSEHOLDER
Location	4, HAMILTON CLOSE, HASLINGTON, CHESHIRE, CW1 5PQ
Proposal	Front Porch
Deadline	10th August

RESOLVED: To ratify the submitted comments to the planning authority stating that:

Haslington Parish Council has no comments to make on this application.

- c) Reference Number 23/2767N  
Type Of Application Prior Approval - Householder  
Location ASTLEY HOUSE, CREWE ROAD, WINTERLEY, CHESHIRE, CW11 4RE  
Proposal Prior approval for a single storey rear extension extending 7.00 metres beyond the rear wall, maximum height of 3.50 metres and eaves height of 3.50 metres.  
Deadline 10th August

RESOLVED: To ratify the submitted comments to the planning authority stating that: Haslington Parish Council has no comments to make on this application.

- d) Reference Number: 23/2796D  
Type Of Application: DISCHARGE OF CONDITIONS  
Location: Bridge House Farm, Hassall Road, WINTERLEY, CW11 4DG  
Proposal: Discharge of Condition 11 on 20/4315N - Conversion of traditional agricultural barns to create five dwellings with ancillary garages.  
Deadline: 17<sup>th</sup> August

RESOLVED: To ratify the submitted comments to the planning authority stating that: Haslington Parish Council has no comments to make on this application.

- e) Reference Number: 23/2605N  
Type Of Application: CERTIFICATE OF LAWFUL EXISTING USE/ DEV  
Location: Spartan Wood Farm, NURSERY ROAD, OAKHANGER, CW1 5UY  
Proposal: Lawful Development Certificate that the existing dwelling hasn't been used in connection with agricultural purposes for more than 10 years.  
Deadline: 17<sup>th</sup> August 2023

RESOLVED: To ratify the submitted comments to the planning authority stating that: Haslington Parish Council has no comments to make on this application.

- f) Reference Number: 23/2977D  
Type Of Application: DISCHARGE OF CONDITIONS  
Location: LAND OFF CREWE ROAD, WINTERLEY - Arthur Price Close, Winterley, Cheshire, CW11 4TX  
Proposal: Discharge of conditions 8, 10, 23 & 24 on approved application 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)  
Deadline: 29<sup>th</sup> August 2023

RESOLVED: To ratify the submitted comments to the planning authority stating that: The Council disagrees with the idea of removing certain conditions, citing the significance of drainage and barn owl preservation. We express concerns about flooding issues and point out that past developments have lacked adequate drainage. The Council stresses the importance of addressing drainage considering surrounding new builds. Additionally, we emphasize the need to consider a nearby barn owl habitat. In relation to the Design, Access, and Supporting Statement, there is a reference to a requirement for installing bat boxes on houses before commencing work, and we request confirmation that this has been or will be completed.

- g) Reference Number: 23/2990N  
Type Of Application: HOUSEHOLDER  
Location: 328, CREWE ROAD, WINTERLEY, CW11 4RP  
Proposal: Construction of Garden Room  
Deadline: 30<sup>th</sup> August 2023

RESOLVED: To ratify the submitted comments to the planning authority stating that: Haslington Parish Council has no comments to make on this application.

- h) Reference Number: 23/2898N  
Type Of Application: VARIATION OF CONDITION  
Location: Hooter Hall Farm, ELTON LANE, WINTERLEY, CW11 4TJ  
Proposal: Variation of Conditions 3,4,7,9 & 10 on 23/0475N - Extension and conversion of barn to a residential dwelling and change of use of existing steel framed building to equestrian (Stable) use.  
Deadline: 6<sup>th</sup> September 2023

No actions were taken on this application

- i) Reference Number: 23/3090N  
Type Of Application: HOUSEHOLDER  
Location: STRUAN, HOLMSHAW LANE, HASLINGTON, CREWE, CHESHIRE, CW1 5TN  
Proposal: Proposed bay to front elevation & new porch to rear  
Deadline: 13<sup>th</sup> September 2023

RESOLVED: To ratify the submitted comments to the planning authority stating that: Haslington Parish Council has no comments to make on this application.

- j) Reference Number: 23/3146N  
Type Of Application: HOUSEHOLDER  
Location: GLEBE MEADOW, HOLMSHAW LANE, OAKHANGER, CREWE, CW1 5XF  
Proposal: Proposed infill front and rear extensions, single-storey oak & glass porch. Raising of the roof and an additional bedroom over the garage, with front and rear pitched and flat roof dormer windows (resubmission following refusal of application ref: 23/0533N)  
Deadline: 13<sup>th</sup> September 2023

No actions were taken on this application

## 7. Planning Committee Process

The clerk spoke about the process that the Planning Committee needs to follow and the importance of responding to all applications along with using the correct terminology. It was agreed that if an application requires a more substantial response which is not neutral then this will need to be formulated within a meeting.

## 8. Terms of reference

RESOLVED: To amend the planning committee terms of reference as follows;

**Edit 1f** – The committee shall meet on the 2<sup>nd</sup> Wednesday of the month as and when required based on received applications and deadlines for comments as set by the Local Planning Authority. The agenda shall be circulated by email to all Committee members in accordance with the Council's Standing Order of three days clear notice. **Additional meetings can be called as and when required.**

**Additional 3e** All members are required to attend planning training every 2 years or before if training content has been changed or updated.

The revised terms of reference will be presented to full council for resolution at the meeting due to take place on 2<sup>nd</sup> October 2023.

**9. ChALC Training**

It was agreed that Cllr Trigger and Cllr Green will attend both sessions of the David Kaiserman training. Cllr Mews will attend the Neighbourhood plan David Kaiserman session. Cllr Blake will advise on their availability in due course.

**10. To consider the date for the next meeting of the planning committee.**

The next meeting will take place on 11<sup>th</sup> October 2023.

**Meeting ended at 8:19 pm.**

**These minutes were approved as a true record at the meeting held on 11<sup>th</sup> October 2023.**