

Haslington Parish Council

Minutes of the Planning Committee Meeting held on Wednesday 13th December 2023 at Winterley Community Hall

Attendance: Cllr Howard Blake (Chair) Cllr Sam Green, Cllr Yvonne Bushill, Cllr Mark Trigger

Apologies: Cllr Melissa Mews

Not in attendance:

Also in attendance: Clerk Wayne Salisbury

Public: None

Meeting started at 7:02 pm.

1. To receive apologies for absence

Apologies for absence received from Cllr Melissa Mews

2. Declarations of Interest

No interests declared.

3. Minutes of the previous meeting

RESOLVED: that the minutes of the meeting held on 11th October 2023 be approved as a correct record and signed by the Chair

4. Public Participation

No members of the public were in attendance.

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

Reference Number	23/4287N
Type Of Application	HOUSEHOLDER
Location	62, KENTS GREEN LANE, HASLINGTON, CW1 5TP
Proposal	PROPOSED ALTERATIONS AND EXTENSION TO EXISTING DWELLING
Deadline for Comments to CE	13 th December
https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4368N	

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

Reference Number	23/4042N
Type Of Application	FULL PLANNING
Location	Land at TAYLORS LANE, OAKHANGER
Proposal	Erection of two new dwellings with detached garages
Deadline for Comments to CE	20 th December
	https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4042N&query=29ed1662-93ed-4258-8a0f-c8f53d1546a1

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

Haslington Parish Council objects to Planning Application 23/4042N for the proposed development on the land at TAYLORS LANE, OAKHANGER.

We contend that the proposed construction of two new dwellings, along with detached garages, represents an overdevelopment of the site. The density and scale of the development appear disproportionate to the character of the local area. This has the potential to adversely affect the visual aesthetics and ambience of the surroundings.

Our primary concern pertains to the safety implications of the site entrance, particularly its location on a blind bend. The visibility of the entrance is compromised, and this poses a significant hazard to both pedestrians and motorists. Given the potential increase in traffic flow associated with the proposed development, this creates an unacceptably dangerous situation that could lead to accidents. This road is the main route to a neighbouring equestrian centre and conveys large vehicles and horse boxes.

We have observed discrepancies between the actual width of the road on which the site is located and the representation provided in the planning drawings. The road appears narrower in reality than what is depicted in the submitted plans. This misrepresentation raises doubts about the accuracy of the project's impact assessment and its compatibility with the existing infrastructure.

We observed that the plot falls away from the road and that the gradient is not clear due to the current overgrowth on the plot.

We note that the applications suggest the properties will be served by a mains sewer. This is not accurate as there are no main sewers in Oakhanger. The use of soakaways has been detailed, it is felt that the ground would not be suitable for such a method.

We have noted that adjacent landowners have commented on water discharge into a ditch on their land, is this permitted and has their permission been sought to discharge this way.

We are also aware that there is a flooding risk in surrounding fields as made in comments submitted by residents.

Also, note that the location as detailed on the application is land at Taylors Lane, yet the plot in question is located on Holmshaw Lane situated between properties whose addresses are on Holmshaw Lane. We are concerned that the application details contain this inaccurate information.

The plot currently has dense vegetation which appears to be brambles and a pond located on a neighbouring property as well as a running water course which surrounds two sides of the plot. We note that the plans show that one of the properties is situated approx. 1 metre from the pond and neighbouring boundary.

Haslington Parish Council would be very interested to understand the current wildlife situated on the plot and to see the results of an appropriate survey.

Reference Number	23/4505N
Type Of Application	HOUSEHOLDER
Location	374, CREWE ROAD, WINTERLEY, CW11 4RF
Proposal	Proposed single storey extensions.
Deadline for Comments to CE	22 nd December
https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4505N	

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

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

Reference Number	23/4605N
Type Of Application	HOUSEHOLDER
Location	377, CREWE ROAD, WINTERLEY, CW11 4RS
Proposal	Demolition and alterations to existing property, proposed two-storey extension with balcony, and landscaping
Deadline for Comments to CE	10 th January
planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4605N	

RESOLVED: To submit comments to the planning authority stating that:
Haslington Parish Council supports this application and notes the improvements it will make to the visual impact within the village.

Reference Number	23/2108N
Type Of Application	VARIATION OF CONDITION
Location	Land East of the Dingle and South of Clay Lane Haslington
Proposal	Variation of conditions 2, 3 4 & 25 on approved application 14/0009N - The erection of 34 dwelling houses (between 30% and 35% affordable units), with associated access, internal highways, parking amenity space and landscaping.
Deadline for Comments to CE	2 nd January
https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/2108N&query=7bf68ab4-9dc9-4289-a63c-2ba6655306f8	

RESOLVED: To submit comments to the planning authority stating that:
Haslington Parish Council has concerns that plots 22-27 include properties which are 2.5 stories. They will be located at the highest point of the development and are not in keeping with surrounding properties.

Meeting ended at 8:16 pm.