

Haslington Parish Council

Minutes of the Planning Committee Meeting held on Thursday 18th January 2024 at The Gutterscroft Centre

Attendance: Cllr Howard Blake (Chair) Cllr Sam Green, Cllr Yvonne Bushill, Cllr Melissa Mews

Apologies: Cllr Mark Trigger

Not in attendance:

Also in attendance: Clerk Wayne Salisbury, Cllr Connie Davis (Observing) Cllr Graham Sawyer (Observing)

Public: None

Meeting started at 6:30 pm.

1. To receive apologies for absence

Apologies for absence received from Cllr Mark Trigger

2. Declarations of Interest

No interests declared.

3. Minutes of the previous meeting

RESOLVED: that the minutes of the meeting held on 13th December 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	24/0009C
Type Of Application	FULL PLANNING
Location	Land at Wheelock Heath Business Court, ALSAGER ROAD, WINTERLEY, CHESHIRE, CW11 4RQ
Proposal	New commercial business premises.
Deadline for Comments to CE	31st January
https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/0009C	

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

Haslington Parish Council would like to make the following observations regarding this application;

- The development will be situated on Alsager Road which has a speed limit of 60mph. Traffic would be increased as a result and we would like to see an enhanced splay to ensure better visibility.
- The Council would like to see the incorporation of EV charging points being made available within the parking area.
- The Council would like to see sustainable energy options such as solar.
- The Council would like to see some steps taken to encourage wildlife and would welcome nesting boxes.

Reference Number	23/4825N
Type Of Application	FULL PLANNING
Location	Yew Tree Farm, CLAY LANE, HASLINGTON, CW1 5SQ
Proposal	Retrospective change of use from agricultural storage to creation of additional hardstanding for the storage of private vehicles
Deadline for Comments to CE	7th Feb 2024
https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4825N&query=f2ce0491-e813-444e-b7aa-2630b9b46b24	

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

Haslington Parish Council objects to planning application 23/4825N for 'retrospective change of use from agricultural storage to creation of additional hardstanding for the storage of private vehicles' at Yew Tree Farm, CLAY LANE, HASLINGTON, CW1 5SQ

A similar development proposal was made on March 9, 2021. The earlier application, was classed as temporary and measuring 40x40 meters. However, it was refused on May 25, 2021, with the following key grounds:

1. Principle of Development: The site, within Open Countryside, necessitates development essential for business expansion or redevelopment. The applicant failed to demonstrate the essential nature of the proposed development.
2. Design and Character of the Area: The proposal, despite being temporary, was expected to have an adverse impact on the character and appearance of the open countryside, contravening policies regarding landscape conservation.

Haslington Parish Council would like to highlight the following points;

1. Retrospective Change of Use: The application seeks retrospective change of use from agricultural storage to the creation of additional hardstanding for the storage of private vehicles. Our concern lies in the fact that this change in use has already been implemented on the site, with hardcore being laid and vehicles currently parked on the designated area.
2. Scale of Development: The proposed additional hardstanding area is noted to be more than three times the size of a similar area that was previously refused planning permission on this site (application 21/1300N). This significant increase in scale raises questions about the appropriateness of the development and its impact on the surrounding environment.
3. Pattern of Development: There appears to be a recurring pattern whereby construction and development activities are carried out on the site before the necessary planning permissions are sought. This raises concerns about compliance with planning regulations and the adherence to due process.
4. Road Safety: The Council is concerned of the increased traffic turning from the A534 into Clay Lane. There is a history of serious accidents and fatalities on the A534.

Given these concerns, Haslington Parish Council requests that the Planning Authority thoroughly examines the implications of approving the retrospective change of use and the scale of the proposed development. We believe it is essential to ensure that any decision aligns with established planning policies and contributes positively to the character and well-being of the local community.

Reference Number	23/4787D
Type Of Application	DISCHARGE OF CONDITIONS
Location	437, CREWE ROAD, WINTERLEY, CW11 4RF
Proposal	Discharge of condition 9 on approval 23/1537N: Demolition of existing buildings and construction of 2 no. new residential dwellings
Deadline for Comments to CE	24th Jan 2024
	https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4787D&query=2d221613-8024-42e0-88dd-baf3f44adee9

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	23/4698N
Type Of Application	CERTIFICATE OF LAWFUL PROPOSED USE/ DEV
Location	HASLINGTON HALL, Stores And Premises, HOLMSHAW LANE, HASLINGTON, CREWE, CHESHIRE, CW1 5TJ
Proposal	Certificate of lawful proposed use for change of use from commercial to residential. There are no alterations to the exterior planned, from the outside the building will remain exactly the same
Deadline for Comments to CE	1st February
	https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=23/4698N

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

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

Meeting ended at 7:10 pm.