

# Haslington Parish Council

## Minutes of the Planning Committee Meeting held on Tuesday 4<sup>th</sup> June 2024 at The Yoxall Village Hall

**Attendance:** Cllr Howard Blake – Chair, Cllr Yvonne Bushill, Cllr Sam Green, Cllr Mark Trigger, Cllr Rob Welch

**Apologies:** None

**Not in attendance:** N/A

**Also in attendance:** Clerk Wayne Salisbury

**Public:** None

**Meeting started at 7:15 pm.**

### ***Motion without Notice***

RESOLVED: that Cllr Howard Blake will preside over this meeting as Chair.

### **1. To receive apologies for absence**

No apologies received, all members in attendance.

### **2. Declarations of Interest**

No interests declared.

### **3. Minutes of the previous meeting**

RESOLVED: that the minutes of the meeting held on 18<sup>th</sup> April 2024 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.**

<b>Reference Number</b>	24/1701N
<b>Type Of Application</b>	FULL PLANNING
<b>Location</b>	1, Ashley Close, WINTERLEY, Winterley, CW11 4TW
<b>Proposal</b>	Revised design of plot 1 (14/1770C): Increase ridge height of part of the building along with some minor alterations to the appearance of the dwelling to tie in with and enable the increased roof height and accommodation within the roof space. The proposed design will increase the total floor area of the dwelling by 47.6m <sup>2</sup> , by providing additional accommodation in the form of 2 no. bedrooms and a bathroom within the roof space.
<b>Deadline for Comments to CE</b>	19th June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1701N&amp;query=dfb74b71-406a-4526-849d-b5647e0d1158">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1701N&amp;query=dfb74b71-406a-4526-849d-b5647e0d1158</a>	

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

Haslington Parish Council objects to this application.

The changes made since the original application have made this application no longer viable.

A 6-bedroom house represents over development of the plot. All bedrooms are detailed as double bedrooms which would suggest that the occupation of the property will be increased. Parking concerns due to additional bedrooms. It would be anticipated that up to 6 vehicles will need to park and the plot will not be able to accommodate this.

The original plans showed a basement which is no longer detailed in the revised plan. We would like to query if the basement has been abandoned based on the additional roof height storey. Due to the additional height, the proposed building is not in keeping with the other established local properties.

<b>Reference Number</b>	24/1667N
<b>Type Of Application</b>	HOUSEHOLDER
<b>Location</b>	Dingle Cottage, 7, THE DINGLE, HASLINGTON, CW1 5RY
<b>Proposal</b>	Demolition of Existing Outbuilding & Replacing with an Oak Framed Carport with First Floor Accommodation for Home Office
<b>Deadline for Comments to CE</b>	3rd June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1667N">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1667N</a>	

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

<b>Reference Number</b>	24/1504N
<b>Type Of Application</b>	OUTLINE PLANNING
<b>Location</b>	NEW HOUSE FARM, CLAY LANE, HASLINGTON, CW1 5SQ
<b>Proposal</b>	Outline permission for single dwelling and garage
<b>Deadline for Comments to CE</b>	12th June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1504N&amp;query=2f9d0f39-352f-4f2d-b0bf-213f875131b0">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1504N&amp;query=2f9d0f39-352f-4f2d-b0bf-213f875131b0</a>	

RESOLVED: To submit comments to the planning authority stating that: Haslington Parish Council objects to this application. Firstly, there is a lack of detail on the plans with this being an outline application.

The plot is situated in the open countryside and on agricultural land which is not suitable for development. It must be assumed that it would be a private dwelling with no connection to any of the neighbouring businesses.

Poor access with insufficient visibility splay. We dispute the claim that there is visibility of 45 metres. Located on a road with is national speed limit. Movement of vehicles in and out of the plot would present traffic safety concerns.

Does not comply with Farm Diversification Policy RUR 2 Q 157, *LPS Policy PG 6 'Open countryside' sets a generally restrictive approach to development outside of settlement boundaries but allows for development that is essential for the purpose of agriculture. As an exception to the usual restrictive approach, it also allows for development that is essential for the expansion or redevelopment of an existing business.*

<b>Reference Number</b>	24/1642N
<b>Type Of Application</b>	HOUSEHOLDER
<b>Location</b>	9, COATES PLACE, HASLINGTON, CW1 5AJ
<b>Proposal</b>	Conversion of existing single garage into bedroom and wetroom and construction of a single storey link extension from the main house
<b>Deadline for Comments to CE</b>	19th June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1642N">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1642N</a>	

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

<b>Reference Number</b>	24/1911N
<b>Type Of Application</b>	Prior Approval - Householder
<b>Location</b>	Winterley Pool Farm, Crewe Road, HASLINGTON, HASLINGTON, CW1 5TR
<b>Proposal</b>	Prior approval for single storey rear extension, which projects 8m from the rear elevation of the original dwelling, with a maximum height of 4m and an eaves height of 3.75m. A single storey side and rear extension, which projects 8m beyond the rear elevation of the original dwelling.
<b>Deadline for Comments to CE</b>	14th June
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1911N&amp;query=48209b28-5e97-42ea-b226-068f842326a4">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1911N&amp;query=48209b28-5e97-42ea-b226-068f842326a4</a>	

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

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

<b>Reference Number</b>	24/1654N
<b>Type Of Application</b>	HOUSEHOLDER
<b>Location</b>	3, FISHERMANS CLOSE, WINTERLEY, CW11 4SW
<b>Proposal</b>	Single storey front extensions to form porch, entrance and bay window
<b>Deadline for Comments to CE</b>	28th May
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1654N">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1654N</a>	

RESOLVED: To ratify the following submitted comment.  
Comment submitted: Haslington Parish Council has no comments to make on this application.

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

<b>Reference Number</b>	24/1975N
<b>Type Of Application</b>	Prior Approval - Householder
<b>Location</b>	6, CREWE GREEN AVENUE, HASLINGTON, CW1 5NT
<b>Proposal</b>	Prior approval for single storey rear extension 4.5m from existing rear elevation with a maximum height of 3.4m and an eaves height of 2.7m.
<b>Deadline for Comments to CE</b>	21 <sup>st</sup> June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1975N">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1975N</a>	

RESOLVED: To submit comments to the planning authority stating that:  
Haslington Parish Council is unable to consider this application due to the lack of available information.

<b>Reference Number</b>	24/1953N
<b>Type Of Application</b>	HOUSEHOLDER
<b>Location</b>	14, REPTON DRIVE, HASLINGTON, CW1 5SA
<b>Proposal</b>	1st floor side extension above existing garage to give en suite and dressing room above. Side extension to be finished in feature render and brickwork pillars in line with existing elevation.
<b>Deadline for Comments to CE</b>	20 <sup>th</sup> June 2024
<a href="https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1953N&amp;query=afafdd09-670b-4f62-8f2f-db8ea8f084e5">https://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=24/1953N&amp;query=afafdd09-670b-4f62-8f2f-db8ea8f084e5</a>	

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

**Meeting ended at 8:07 pm.**