

Haslington Parish Council

Minutes of the Planning Committee Meeting held on Monday 23rd June 2025 at Oakhanger Methodist Church

Attendance: Cllr Howard Blake – Chair, Cllr Yvonne Bushill, Cllr Andrea Lofkin, Cllr Mark Trigger,
Cllr Rob Welch

Apologies: None

Not in attendance: None

Also in attendance: Clerk Wayne Salisbury

Public: None

Meeting started at 6:30pm.

1. To receive apologies for absence

None received.

2. Declarations of Interest

No interests declared.

3. Minutes of the previous meeting

RESOLVED: that the minutes of the meeting held on 29th May 2025 be approved as a correct record and signed by the Chair

4. Public Participation

No members of public were in attendance.

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

Reference Number	25/0491/HOUS
Type Of Application	Householder
Location	59 Waterloo Road, Haslington, Crewe, Cheshire East, CW1 5TA
Proposal	Single storey rear extension and new roof with gable end ends and raised ridge with dormer window.
Deadline for Comments to CE	27 th June 2025
https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=400343	

RESOLVED: to submit the following comment to the planning authority:

1. Haslington Parish Council supports this application.

Reference Number	25/1757/FUL
Type Of Application	Full Planning
Location	Land To The Rear Of And Including, 481 Crewe Road, Winterley, Cheshire East,
Proposal	Erection of 55 affordable dwellings on land off Crewe Road, Winterley, with associated access, car parking, landscaping and infrastructure. No. 481 Crewe Road to be demolished to provide site access.
Deadline for Comments to CE	26 th June 2025
https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=400303	

RESOLVED: to submit the following comment to the planning authority:

Haslington Parish Council objects to the planning application for 55 affordable dwellings for the following reasons.

1. Location within Open Countryside

The site lies outside the settlement boundary in designated open countryside, consequently it conflicts with Policy PG 6 - Open Countryside which permits development only for specific rural purposes, essential infrastructure, or limited infill within built up frontages. This proposal does not meet those requirements.

2. Failure to satisfy Policy SC 6 - Rural Exceptions Housing for Local Needs

No evidence such as a Housing Need Survey or Local Housing Needs Assessment is provided that demonstrates an acute, parish specific need for 55 affordable dwellings in Winterley.

The only evidence provided relates to borough wide demand across Cheshire East for affordable homes which does not satisfy the requirement that the evidence needs to be specific to the locality.

3. Policy SC 5 - Affordable Homes

Policy SC 5 governs the proportion of affordable dwellings within mixed tenure developments. On this application every property is defined as affordable. We question how this policy is applied and considered in this case.

Also, what assessment has been located which demonstrated why an entirely affordable scheme is necessary in this location.

4. Conflict with Policy SD 1 - Sustainable Development in Cheshire East

- Criterion 7, Parking – the Transport Statement assumes low car ownership, yet the location and need to travel to other areas will demand that future residents will rely on private vehicles, so additional parking on Crewe Road is likely.
- Criterion 15, Efficient use of land - a greenfield site in open countryside is not an efficient use when brownfield or better located plots are available.
- Criterion 17, Accessibility – alternative sites exist in more sustainable locations.

5. Unsustainable Village Services and Infrastructure

Winterley is a small village with limited facilities, this application would place pressure on underserviced village infrastructure.

Key concerns are:

- Healthcare – All nearby GP practices (Sandbach catchment) are operating at or over capacity, therefore new occupants would struggle to register locally, generating additional travel.

- Public transport – bus services are infrequent, especially outside peak hours, making daily trips heavily dependent on other modes of transport.
- Pedestrian links – Unsuitable walking routes to facilities and other local areas which is not appropriate for children and older persons.
- Education – Current primary places are limited: Dingle Primary 10 places, Haslington Primary 28 places, Wheelock Primary 5 places. The schools have informed that these will be full within the next academic year. Children from the proposed development would therefore need to travel further to schools outside the area, again increasing car trips.

Reference Number	25/1984/HOUS
Type Of Application	Householder
Location	79 Pool Lane, Winterley, Sandbach, Cheshire East, CW11 4RZ
Proposal	Erection of a traditional oak-framed detached garage.
Deadline for Comments to CE	2nd July 2025
https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=400427	

RESOLVED: to submit the following comment to the planning authority:

- Haslington Parish Council supports this application.

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

Reference Number	25/2166/HOUS
Type Of Application	Householder
Location	69 Newtons Lane, Winterley, Sandbach, Cheshire East, CW11 4TP
Proposal	Erection of two storey extension on side elevation and external alterations to dwelling.
Deadline for Comments to CE	14 th July 2025
https://pa.cheshireeast.gov.uk/planning/index.html?fa=getApplication&id=400607	

RESOLVED: to submit the following comment to the planning authority:

- Haslington Parish Council supports this application.

7. Crewe Northern Gateway, Phase 3: Proposed Residential Development

To consider a response to the public consultation.

Members reviewed the information provided as part of the consultation. It was agreed that the developer will be engaged with and invited to meet with members of the planning committee to discuss the plans further.

Meeting ended at 7:35 pm.