

# **HATHERTON AND WALGHERTON PARISH COUNCIL**

Abbi Miller  
Clerk to the Parish Council  
Tel: 07919 054776  
e-mail: parish.clerk@handwpc.org.uk

## **MINUTES OF MEETING OF THE PLANNING COMMITTEE**

**HELD ON Thursday 14<sup>th</sup> April 7pm**

**Venue: 2 Kiln Cottage, Audlem Road, Hatherton**

**Present: Chair: Cllr Du Pavey, Cllr Knibbs, Cllr Dibben, Cllr Sansum, Cllr Laxton & Cllr Clinton**

1. Apologies for absence: Cllr Tindall
2. Declarations of Interest: There were no declarations of interest.
3. There were no matters arising.
4. PLANNING APPLICATIONS  
To review current planning applications within and close to the parish requiring a response before the next meeting of the Parish Council.

### 4.1 25/0737/FUL Ballaglass, London Road, Walgherton

Proposed change of use of part (0.42ha) of an agricultural field to a fully enclosed dog exercise paddock. Also to include a 10m x 10m area of hardstanding for car parking and siting of a mobile welfare unit to provide shelter in inclement weather, toilet facilities and a kitchenette.

**Resolved:** The Hatherton & Walgherton Parish Council to provide the following comment To Cheshire East Planning:

The Hatherton & Walgherton Parish Council oppose this application due to the following;

#### Material Planning Concerns

1. Inadequacy of application documents (there are none on the planning portal). This application needs to be re-submitted with a full suite of location plans, location of hard standing within the site, secure boundary fencing detail, construction plans for shelter, toilets, kitchenette (including drainage, sewage and fresh water services
2. We understand that this is good quality agricultural land (Grade 2 and 3a): Consequently this proposal is an inappropriate use of this site.
3. The site is accessed by a single lane un-metalled, dead-end track off the A51 (London Road)
  - 3.1. The A51 is a very busy road and access onto the access track is on the crest of a hill (Whispy Hill) on a significant bent with limited visibility. Whispy Hill has had its

share of RTI's over the years (including a CE Highways worker at the base of the hill (the back entrance to Doddington Estate).

The current use of this access is relatively low and we are concerned that there is any increase of traffic without a full safety appraisal of the junction and consideration of a reduction in the speed limit along this stretch.

3.2 The proposed access gate into the site is at the very end of the track and adjacent to the entrance to the Sheepwalks residential property. There is no indication of what land is actually owned by the applicants in this location. This needs urgent clarification as the access off the track appears to require any future site users to cross another field before arriving at the application site itself. (This effectively equates to the loss of two fields and a larger area than the 0.42ha identified in the application description).

3.3 The whole access area and gateway at the "Sheepwalks end" of the access track will need significant remodelling. Turning vehicles in this location is currently extremely tight for the average saloon/hatchback vehicle and is unviable for larger vehicles unless they have access into the open field entrance.

4. There is no list of consultees; it is hoped that the residents of the Sheepwalks have been notified and will be provided with the full consultation period to respond to this application. This application will have a significant impact on the access and egress to and from their property. So too, noise from the dogs will also be a material planning issue.

5. The same track is the only access to a number of wooden stables that serve the paddocks of the Ballaglass equine livery business. Conflict of vehicle and equine access to the stables on this constrained track is a significant concern.

6. The entire track and area directly opposite the proposed access, mark the route of PROW Walgherton FP3. This is a popular walking route linking to Hatherton to the west (Hatherton PROW 14 and 15) and to Lea (across the A51) with footpaths and bridleways to the East.(Walgherton BR8, Wybunbury FP22, Lea BR6, Lea FP2 and 3). Walkers and equestrians from the livery stables will be in direct conflict with traffic accessing this proposed development.

This application requires that the PROW Team are included as statutory consultees.

7. We question the requirement for a toilet block / kitchenette: Customers accessing the equine livery services offered by the same applicant do not have access to these services and there is no information regarding how such services (water/drainage/foul waste disposal/sewage), will be provided in this remote location.

8. We question the viability of a dog exercise business in such close proximity to the equestrian pastures and stables. The proximity and noise of boisterous canines is contra-indicated when so close to horses.

In light of the above material planning concerns, we request that this application is REFUSED.