

## HATHERTON AND WALGHERTON PARISH COUNCIL

### MINUTES OF PLANNING COMMITTEE MEETING HELD ON 1<sup>ST</sup> NOVEMBER 2017

Present: Cllr Steve Boyes(Chairman), Cllr Ian Bennion, Cllr Chris Knibbs

In attendance: Christine Knibbs (Clerk)

**1. Apologies for absence**

Received from Cllr R Tindall.

**2. Declarations of interest**

There were none

**3. Planning Applications**

The following applications were reviewed:

**3.1 17/4961N - WOODSIDE BARN, BRIDGEMERE LANE, HATHERTON, CW5 7PL**

**Horse riding arena constructed in paddock adjacent to Woodside Barn**

This is considered a legitimate countryside activity; also the arena would not be visible from Bridgemere Lane as it is shielded from the road by a tall hedge. Should approval be granted, it is recommended it should be subject to conditions on personal use only, no outside lighting, and returned to its original state as pasture in the event of the facility ceasing to be used. There are also ecological concerns about the site's immediate proximity to wildlife ponds and it was agreed that we should request the CEC Ecology and Wildlife Officer to review the ecological issues, and we would be happy to support the Officer's observations..

**RESOLVED that the Parish Council submits comments to CEC Planning.**

**3.2 17/5365N - QUINTONS ORCHARD, BRIDGEMERE LANE, HATHERTON, CW5 7PL.**

**Proposed construction of detached house on previously approved plot ref 16/4101N**

It was commented that CEC should be satisfied that the design of the dwelling meets their design criteria for new dwellings in open countryside. There were serious concerns about amenity for the residents of this dwelling due to the site's proximity to the neighbouring property and the busy A529 road and Bridgemere Lane.

**RESOLVED that the Parish Council submits comments to CEC Planning**

**3.3 17/4978N Brookfield Golf Club, Audlem Road, Hankelow, CW3 0JE**

**Proposed change of use of golf driving range to offices and clubhouse to residential dwelling.**

Although the application site is outside our parish boundary, much of the golf course is within Hatherton. It was agreed to object to this application on environmental issues and the return to agriculture clause in the original permissions. There were also concerns about creeping development within the adjoining parish and whether the proposed development is in accordance with the emerging Neighbourhood Plan for Hankelow and the recently adopted Local Plan.

**RESOLVED that the Parish Council submits objection and comments to CEC Planning.**

**3.4 17/4056N New House Lea Forge Trout Farm, Walgherton CW5 7LF.**

**Erection of detached pitched roof garage/workshop**

This application had been refused by reason of its scale, height and siting and being an unacceptable form of development in Open Countryside; also, its non-compliance with various policies. An appeal against refusal had been lodged with the Planning Inspectorate. In view of the sensitive nature of the Lea Forge site, it was agreed that comments in support of CEC's decision should be submitted via the Ward Councillor.

**RESOLVED that the Parish Council submits comments via Ward Councillor.**

- 3.5 16/5719N DODDINGTON ESTATE, BRIDGEMERE, NANTWICH, CHESHIRE CW5 7PU**  
**Outline application for development of 12 sites for residential development up to 102 dwellings**  
Following refusal of this application, the applicants have requested a meeting with the two Parish Councils and the Ward Councillor. This is scheduled for 10<sup>th</sup> November, time and venue to be confirmed.
- 3.6 17/4569N – The Granary, Audlem Road, Hankelow, CW3 0JE**  
**Erection of four dwelling and garages**  
Although not in Hatherton parish, there were concerns about creeping adjacent development and whether the proposed development is in accordance with the emerging Neighbourhood Plan for Hankelow and the recently adopted Local Plan.  
**RESOLVED that the Parish Council submits comments to CEC Planning**

**The meeting closed at 4.20 pm.**