



**CHURCH
LAWTON**
Parish Council

**MINUTES OF CHURCH LAWTON PLANNING COMMITTEE HELD ON
TUESDAY 28th APRIL 2020, ZOOM MEETING**

**Present: Cllr N Harper (Chair); Cllr G Mitchell (Vice-chair)
Cllrs: L Mackinnon; Cllr Armstrong; Cllr Hicks
Cheshire East Councillor – E Wardlaw
Clerk – Sue Davies**

The meeting started at 7:00pm

19-20/P1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllr Young.

19-20/P2 PUBLIC PARTICIPATION

None

19-20/P3 TO RECEIVE ANY DECLARATION OF INTERESTS REGARDING AGENDA ITEMS

None

19-20/P4 TO NOTE THAT THIS IS THE FIRST MEETING OF CHURCH LAWTON PLANNING COMMITTEE AND TO NOTE THE RECENT CHANGES IN LEGISLATION TO ALLOW REMOTE MEETINGS.

The Clerk outlined recent legislation which allows councils to hold remote meeting until May 2021 unless repealed earlier.

19-20/P5 TO RECEIVE ANY PLANNING RELATED MATTERS FROM THE CHESHIRE EAST REPRESENTATIVE PRESENT.

Cllr Wardlaw confirmed that she had called application 20/1213C in and that the call-in had been accepted. (See below)

19-20/P6 PLANNING MATTERS TO BE CONSIDERED

a. To receive and consider planning applications.

- i. 20/1213C Grove Manor, 79, Liverpool Road West, Church Lawton, ST7 3DL**
Erection of 17 number residential dwellings include new access road.

Resolved: The Committee considered the application and agreed a response. The Clerk was asked to draft the response and submit to Cheshire East Planning. (Appendix 1)

b. To receive an update on planning applications outstanding

The Clerk informed that the Alsager Care Home Application was listed as due to go to committee in early May.

19-20/P7 FUTURE AGENDA ITEMS

Neighbourhood Plan resumption.

19-20/P8 TO AGREE THE DATE OF THE NEXT MEETING:

To be determined at the next Full Council.

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PLANNING APPLICATION 20/1213C
GROVE MANOR, 79, LIVERPOOL ROAD WEST, CHURCH LAWTON
Erection of 17 residential dwellings including a new access road.

Church Lawton Parish Council object to this application for the following reasons:

1. Green Belt

The site is in the Green Belt and the Parish Council fail to see how the development fulfils any of the exceptions to the construction of new buildings in the Green Belt as listed in the NPPF¹ and Cheshire East Local Plan². The development of this site would lead to a loss of openness as the inspector highlighted in the appeal to a previous application to housing on the site.³ This will be compounded by the density of the housing, the proposed layout and suggested 1.8m high walls and acoustic fencing around the periphery.

In addition, the Parish Council questions if there is a need for this number of new housing including affordable housing within Church Lawton. Affordable housing on the periphery of the Parish remains unsold.

2. Highways Safety

The Parish Council have strong concerns regarding the proposed access onto Liverpool Road West. This stretch of road is one-way with fast moving traffic from the Knutsford direction being heading towards Stoke being directed along it. The extra traffic generating from 17 houses needing to access onto the road from the proposed development would present an unacceptable hazard.

In addition, the loss of vision in the vicinity of the crossroads that would result from the proposed dwellings would have an impact on road safety. The walls and acoustic fencing to alleviate noise mitigation will add to the loss of visibility over the crossroads area to road users. This crossroads already struggles to deal with traffic volume, especially HGVs negotiating turning within the available space. The development would make any future plans to improve the crossroads more difficult.

3. Environmental Impact

The site, situated within and directly adjacent to a triangle of busy roads, frequently suffers from queues and slow-moving traffic. The Parish Council asked if any environmental emission analysis is available?

4. Car parking availability

¹ National Planning Policy Framework, February 2019, Chapter 13, para 145.

² Cheshire East Local Plan Strategy, Adopted July 2017, Policy PG3, page 61

³ Appeal 3134457, dated 16th February 2016, on application 15/0524C

The carparking allowance for 17 houses seems low. It should be noted that there is no adjacent road parking available for any overspill.

Sue Davies
Clerk to the Council
29th April 2020

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