



**CHURCH
LAWTON**
Parish Council

CHURCH LAWTON PARISH COUNCIL

18th June 2020

To: All members of Church Lawton Parish Council, Planning Committee.

Dear Councillor,

You are summoned to the meeting of Church Lawton Parish Council Planning Committee which will take place on Tuesday 23rd June 2020 at 19:00 via Zoom. Councillors will receive an email invitation to the meeting.

The public can join the meeting at:

Topic: Church Lawton Planning Committee Meeting

Time: Jun 23, 2020 07:30 PM London

Join Zoom Meeting

<https://zoom.us/j/97685199358?pwd=MWZVT2RmK1Z4WFF1WmxTNORPUFNwZz09>

Meeting ID: 976 8519 9358

Password: 4JMH2P

One tap mobile

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Password: 466502

Find your local number: <https://zoom.us/j/97685199358?pwd=MWZVT2RmK1Z4WFF1WmxTNORPUFNwZz09>

The agenda for the meeting is set out below.

Sue Davies

Sue Davies (clerk)

AGENDA

1. To receive apologies for absence.
2. Public Speaking – to allow any members of the press or public the opportunity to speak in accordance with Standing Orders.
3. To receive and approve the minutes of the meeting held on the 28th April 2020. (Appendix 1)
4. To receive any Declaration of Interests regarding Agenda items.
5. To receive any planning related matters from the Cheshire East representative present.
6. Planning

a) Receive and consider Planning Applications:

20/2391C Land on Sandbach Road, Church Lawton

Proposed dwelling.

Comments deadline 15th July 2020

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/2391C&query=ae7d83e443bf4e0b991bed3923bf6fe8&start=&from=m>

20/1762C The Sheiling, 1, Congleton Road North, Church Lawton, ST7 3AZ

Proposed demolition of existing 3 car garage, snooker room and kitchen and removal of existing rear garden summer house building. Proposed 2 storey side extension, Single storey garage and swimming pool extension and single storey bay extensions.

Adaptations and widening to part of the existing frontage driveway area and raising of ground level to rear garden.

Comments deadline 19th June 2020 (Extension requested)

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/1762C&query=ae7d83e443bf4e0b991bed3923bf6fe8&start=&from=m>

b) To receive an update on planning applications outstanding.

20/1213C Grove Manor, 79, Liverpool Road West, Church Lawton, ST7 3DL

Erection of 17 number residential dwellings include new access road.

Update on outstanding planning applications.

Committee date 5th August 2020

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=20/1213C&query=47649c04194d4dfba300e0ccbfd89d3&start=&from=m>

19/3667C Alsager Court, Sandbach Road North, Church Lawton, St7 3RG

The demolition of a former care home and the construction of a new care home.

Committee date 5th August 2020.

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=19/3667C&query=47649c04194d4dfba300e0ccbfd89d3&start=3&from=m>

7. Neighbourhood Plan:

- a) To consider the continuation of the Neighbourhood Plan for Church Lawton and to make a recommendation to Full Council.

Should the recommendation be to continue:

- b) To recommend to Full Council an amendment to the Terms of Reference of the Committee to incorporate the Neighbourhood Plan management.
- c) To consider the use of a planning consultant and to compare costs so as to make a recommendation to Full Council.
- d) To agree any actions required including the reformation of a steering group and a review of the constitution.

8. Future Agenda Items

- 9. To agree Date of next meeting; 29th July 2020**



**CHURCH
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**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

18-19/140 To receive apologies for absence

Apologies were received from Cllr Young.

18-19/141 Public participation

None

18-19/142 To receive any Declaration of Interests Regarding agenda items

None

18-19/143 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.

18-19/144 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)

18-19/145 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.

18-19/146 future agenda items

Neighbourhood Plan resumption.

18-19/147 to agree the date of the next meeting:

To be determined at the next Full Council.

DRAFT



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 objects 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?

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

4. Car parking availability

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