



**CHURCH
LAWTON**
Parish Council

**MINUTES OF CHURCH LAWTON PLANNING COMMITTEE HELD ON
WEDNESDAY 10th MARCH 2021, 7:30pm, ZOOM MEETING**

Present: Cllr A Woodhead-Coates (Chair); Cllr G Mitchell (Vice-chair)
Cllrs: Cllr A Armstrong; Cllr L Mackinnon
Cheshire East Councillor Liz Wardlaw.
Clerk – Sue Davies; Assistant Clerk – Chris Greenhalgh

The meeting started at 7:32pm

20-21/P29 To Receive Apologies for Absence.

None

20-21/P30 Public Participation

None

20-21/P31 To receive any Declaration of Interests regarding Agenda Items.

Cllr Woodhead-Coates declared a non-pecuniary interest in planning application 21/0671C as her residence overlooks the site. Cllr Mitchell agreed to Chair this specific item although it was agreed that Cllr Woodhead-Coates could have a dispensation to participate and vote on this item.

20-21/P32 To approve the Minutes of the Meeting held on Wednesday 10th February 2021.

The Minutes of the Meeting held on the 10th February 2021 were approved.

20-21/P33 To receive any planning related matters from the Cheshire East Council representative present.

None raised.

20-21/P34 Planning Matters to be considered.

a. To receive and consider the following planning applications:

- i. 21/0671C – Grove Manor, 79, Liverpool Road West, Church Lawton, ST7 3DL (Cllr Mitchell chaired this item)**

Outline application with some matters reserved for 10 dwellings

Resolved: The Parish Council resolved to object based on:

- The site being situated in the greenbelt, on land currently used for horticultural purposes, as the proposal does not provide infill as the site is not currently bounded by settlements.
- Question the need for an up-to-date Housing Needs Survey for affordable housing particularly given the available affordable housing stock on the border of the Parish.
- Issues around sustainability as defined by paragraph 8 of the NPPF (2018) including the proximity to two main roads and regarding the noise and air quality of the site. In addition, the existing services (schools and health) in Alsager are at capacity and/or have waiting lists.
- Highways issues including:
 - Access onto the Liverpool Road West due to the fast-moving traffic coming from the A50 along the one way stretch of road.
 - The plans seem to suggest that refuse collection would be by the bins been taken to collection points on the adjacent main roads.
 - The uncertainty regarding the future maintenance plans for the planting schemes
- The need for archaeological aspects to be considered.
- The application containing significant errors in the Design and Access Statement which lead to a lack of confidence in the information presented.

Cllr Wardlaw gave apologies and left the meeting at this point.

ii. 21/9887C – 11, Barwood Avenue, Church Lawton, ST7 3EN

Front / rear Dormer / Rear Single Storey Extension / Front Porch / Attached Garage

Resolved: The Committee agreed that there was no objection to this application.

iii. 21/0934C – Cherry Lane Farm, 1, Cherry Lane, Rode Heath, ST7 3QX

Proposed side extension to existing dwelling to form a garage with office over.

Resolved: The Committee agreed that there was no objection to this application.

Action: The Clerk was asked to provide the responses to Cheshire East Council.

b. To receive an update of the building work off Sandbach Road and to consider any further actions required.

It was noted that the Clerk had written to Cheshire East but not had a response.

c. To receive an update on planning applications outstanding.

None

20-21/P35 To receive an update on the Neighbourhood Plan

a. To receive notes from the Neighbourhood Plan meeting of the 3rd March 2021.

It was noted that the Committee formally received the notes from the Neighbourhood Plan meeting of the 3rd March 2021.

b. To consider and approve the revised constitution as recommended by the Neighbourhood Plan Group.

Resolved: The Committee approved the revised constitution of the Neighbourhood Plan Group.

20-21/P36 To agree the date of the next meeting:

14th April 2021

DRAFT