

WRENBURY CUM FRITH PARISH COUNCIL

MINUTES OF THE SPECIAL MEETING HELD ON THURSDAY 22 MARCH 2018

PRESENT:

Cllr Jack McEvoy (Chairman), Cllr Dave Clarke, Cllr Sue Cole, Cllr David Craig, Cllr Lyndon Jones, Cllr Bryan MacGillivray and Cllr Janet Palmer

IN ATTENDANCE:

Borough Cllr Stan Davies and nine members of the public

17/114 APOLOGIES FOR ABSENCE

17/114.1 Cllrs Black and Harding

17/115 DECLARATIONS OF INTEREST

17/115.1 None

17/116 PLANNING APPLICATION 18/0945N

17/116.1 The Chairman reminded the meeting that the Council had previously resolved to object to this application and arranged this meeting to consider how the Council develops its full response.

17/116.2 The Council had agreed to the appointment of a planning consultant to support the submission and this had been actioned. The consultant would work with the Council over the next week to develop the submission.

17/116.3 It was essential that details of this application were publicised throughout the village and a number of residents indicated that they would produce and deliver leaflets to raise awareness of the application.

17/116.4 It was noted that the other applications that had recently been granted in Wrenbury before Cheshire East had confirmed its local plan. As this had now been adopted, then the appropriate policies should be in place to protect the open countryside, in which this site lay. There had already been 127 new properties approved in Wrenbury since 2010, which equated to a 35% increase. As a decision was still awaited on the appeal against the refusal of the application for 45 houses on New Road, concern was expressed at an already unsustainable number of new houses in the village, prior to the current application.

17/116.5 Members of the public shared the Council's concern at this application and considered it wholly unsuitable. The importance of making observations to this application were emphasised and this could be done in the following ways (by the deadline of 04 April 2018):

By email – planning@cheshireeast.gov.uk

Web portal -

<http://planning.cheshireeast.gov.uk/applicationdetails.aspx?pr=18/0945N>

By post – Cheshire East Borough Council, Development Management,
PO Box 606, Municipal Buildings, Earle Street, Crewe, CW1 9HP

17/116.6 Councillors raised a number of reasons for refusal, such as:-

- Open countryside and outside settlement boundary;
- Adverse effect on the visual amenity particularly with visibility to and from the canal;
- Out of character with the surrounding area and adverse effect on the conservation area;

- Owing to the other recently approved development in Wrenbury, any additional development would not be sustainable on the services of the village, to the detriment of new and existing residents;
- The effects on the already overloaded drainage and sewerage systems in the village, particularly the unsuitability of the water pumping station at this end of the village to any additional development;
- The public transport has reduced as a result of impending changes in subsidised transport from Cheshire East resulting in no service passing the site;
- Loss of a camping and community-use field;
- Adverse effect on tourism on thus the local facilities such as the pubs and shop.

However, it was noted that this was not a comprehensive list of reasons for objection and further consideration would be given to these with the planning consultant.

RESOLVED – that the Council develops its detailed objection and this be delegated to the Clerk, in consultation with the Chairman and Vice-Chairman of the Council.

The meeting, which commenced at 7.00pm, concluded at 8.15pm