

Minutes of the Meeting of ALLOSTOCK PARISH COUNCIL held on Thursday 22<sup>nd</sup> September 2016 at 7.30pm in the Village Hall.

Present: In the Chair. Cllr Mrs J. Wilson. Cllrs. F. Still, Mrs J Gibbison, Mrs A Owens, Mrs P. Adlington and J. Roberts. Clerk, Mrs Hazel West.

1. **Apologies** were received from Cllr. A.Healey and Cllr. P. Moseley.

2. **Declarations of interest**,

Cllr Mrs Wilson re Mr Carter's Planning Application.

3. **Minutes of the last meeting**-accepted. Proposed Cllr .J. Roberts. Seconded F.Still

4. **Matters arising**

- Information received from Adele Mayer at CWAC about reinstating Bridleway at Hulme Mill. This would require evidence of this having been used previously. Inquiries to be made with equestrian members of the community and Cllr.P.Moseley.
- Motorway works M6.Core testing to be done on Motorway bridges. This will require night-time bridge closures .Residents affected will be notified by letter.

5. **Parish Field.**

Bartletts to check trees in spring. Hedges have been trimmed by Social Committee.

Grasscrete has been installed by contractor on instruction from Social Committee. Grass has now grown.

List of caravan rallies sent to Cllr Moseley re Grass mowing.

Discussion around a dog related incident. The Regulatory officer from CWAC had been contacted by Parish Clerk. He was concerned that there is still a problem with dogs fouling a field where children play. He has put up more notices regarding this problem and is willing to fine offenders. It was decided not to require dogs to be on a lead but to put up a notice asking owners to keep their animal under control. Poo bags and bins are already provided.

6.**Village Hall.**

7.**Planning.**

**Results as CWAC web-site, an up to date list was given to Councillors.**

**Since last meeting:**

**App.No.16/03253/FUL** Brookhouse Farm, London Road,Allostock.WA16 9LU

Erection of stable and feed store.

Allostock Parish Council makes the following comments:

- Looking at the plan it appears that there is sufficient space to erect this stable/feed store within the garden area rather than on a green belt site. The Parish Council objects to any form of planning application on green belt land when alternatives are available. A precedent should not be created.
- The Planning Application states the stable and feed store are for the personal use of the owner, however if positioned where planned it could be extended in the future to become a livery stables.

## **App.No.16/03299/PDQ**

Land at London Road,Allostock

Change of use of agricultural building to single dwelling house.

Allostock Parish Council makes the following comments:

- What evidence has been provided that this relatively recently constructed large industrial shed erected in open countryside is now 'redundant'.
- Where will the agricultural machinery stored be housed in the future. Will another shed be required?
- The proposed design of this new house is out of keeping in its rural location ,in the middle of a green field in open countryside. The construction of it being a modern industrial structure.
- If permission is granted this could lead to further development including extensions and garages.
- The development of housing in this area of open countryside is completely inappropriate and is not required by the agricultural business.
- Planning permission for this building was originally granted for Mushroom production not machinery storage. There was strong objection from the neighbours opposite the entrance, on the A50.
- With reference to the original planning for this shed App No 2004/1890 and resubmission 2004/0864 the reasons for permission states,

8. "development in this locality is generally restricted to that which is essential for agricultural or horticultural purposes."

5. " If the building ceases to be used for agricultural purposes within 10 years the building should be removed"

The Parish Council is also concerned that if planning permission given under "Permitted Development" this could set a precedent and allow conversion of other similar large green sheds erected by Landowners/farmers in open countryside.

**16/03425/FUL**Goostrey Business Park,New Platt Lane,Allostock.

Conversion of existing buildings to 5 dwellings.

Clerk read out email received from resident about this application.

Allostock Parish Council makes the following comments:

- The Parish Council is particularly concerned that the Ground investigation should cover an assessment of possible ground contamination from previous working on this site with particular regard to lead and other heavy metal contaminants re previous paint manufacture. We have been given no evidence of any investigation having been carried out.
- It is also pointed out that further development in this location does not meet any of the criteria listed in the Local Plan Part 1 for sustainable development.
- Since there is virtually no local employment residents would have to commute. There is no public transport so there will be more cars at an already busy and dangerous junction(New Platt Lane/A50).Parking for these vehicles is also an issue, there is insufficient parking on site for visitors and parking on New Platt Lane would cause visibility problems. It is noted that the proposed two bedroom properties do not have garages.
- This site is some distance from the village and does not provide the smaller affordable homes for young families which are needed closer to the village.
- There are concerns that the adjacent plot will be the subject of a further application for unsustainable development.
- The proposed development of a sand quarry opposite the planned dwellings will further increase traffic on New Platt Lane and the A50.
- The entrance is near to the entrance to the property known as 'The Shooting Box' and is on a bad bend and is in close proximity to the A50 creating additional hazards.
- This proposal is over development of a small area.

**Discussed tonight**,16/03917/LDC Knutsford Meadow,Hulme Hall Lane,Allostock

Residential Dwelling House.

Allostock Parish Council has the following objections to this flagrant breach of previous planning conditions:

It is in breach of Conditions 4 and 11 on the original Planning Consent APP/2004/1531

- The previous Planning consent required the build to be constructed only from temporary materials for ease of removal on cessation of use. This suggests it is not suitable to be used as a permanent habitable dwelling.
- Since the building was constructed as a stable block it seems it is unlikely to comply with Building Regulations for a permanent dwelling. i.e. foundation requirements etc..
- From the information provided we have no indication of the physical appearance of this 'dwelling' and would expect to see architect's drawings plus where access to this property is.

- We would suggest a visit to the site is required by the Planning Department to inspect this development.

Sibelco are about to submit their plans for Sand Quarry at New Platt Lane.

Nothing further to report on McCanns Site at Byley. Work seems to have stopped at present,

### **8.Finance.**

Audit returned from BDO with no comments. Displayed in Parish noticeboard and on website. Payments: Salary £491. HMRC £34. Phone £78.93. Cheshire Community Action £20.

### **9.Correspondence.**

- Apologies sent re meeting at Airport. Speaker from Airport to address councillors before November PC Meeting. Parish Councillors from neighbouring councils have been invited to attend.
- Local Plan PT 2 .No further comments.
- Apologies sent re Vale Royal meeting.
- Storengy to hold Emergency trial next week. Notice of this in Parish noticeboard.

### **10.Comments/Inquiries/Reports.**

- Tour of Britain passed through Allostock. Party atmosphere Flags etc.
- New Platt Lane, road has dipped where culvert is, also pavement uneven outside 9,Chapel Lane. Clerk to inform Highways.
- Parish Council has concerns regarding Cherry Tree Farm, Booth Bed Lane. Change of use and Safety issues around Kiln drying of logs. Planning Enforcement to be asked to visit.
- Clerk went to meeting held by CHALC re Transparency.
- Cllr Mrs Gibbison reports Homewatch. New Constitution signed. Now Neighbourhood Watch. Website- 'Police Alert'

### **11.AOB**

1. Wash Lane very muddy.
2. Lodges now being built at Royal Vale Caravan Park
3. Hill's Harden Centre now closed. Police have concerns re trespass if site not secure,
4. Cllr Roberts raises question of purchase of Defibrillator for Community. Problem is where do you site it? Accessible but vandal proof. To be considered further.

**12.Date of next meeting Thursday 24<sup>th</sup> November 2016 at 7.30pm in the Village Hall**

**Signed.....24<sup>th</sup> November.**