

Minutes of the Meeting of ALLOSTOCK PARISH COUNCIL held on Thursday 28th September 2017 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, A.Healey and J. Roberts. Clerk, Mrs Hazel West.

Five members of the public were present to hear a presentation by a Property developer regarding All in One Garden centre site. Aiden Melling (Jamm Homes Ltd) Andrew Taylor(David Wilson Homes) and John Lowe a Highways consultant spoke. They spent some time trying to convince the people present that the site was sustainable since they would provide a bus service and or a shop. There was a discussion which pointed out that a bus service did not help the lack of available schools or doctors.

Cllr Still pointed out that the sewage pumping system was barely adequate and 71 extra houses would in all probability cause problems.

1. **Apologies** were received from Cllr. P. Moseley.

2. **Declarations of interest,**

Cllr Mrs Wilson re. Mr Carter's Planning Appeal.

3. **Minutes of the last meeting**-accepted. Proposed Cllr .Mrs Julia Wilson. Seconded A.Healey

4. **Matters arising**

- There is still a dip in New Platt Lane despite some attention by Highways.Clerk to report this problem again.
- Unfortunately Northwich Transport Strategy Meeting clashed with this PC meeting. Fiona will send details of outcome.
- Tree of Imagination needs maintenance ,but what? it is a decaying tree.
- Sandstone bridge has been repaired but still residue of wood there.

5. **Parish Field.**

Gatepost has been renewed.

Clerk to contact RJ Signs again re. them installing the Dog Control sign? Cost.

Charlie Moseley is doing mowing.

Cllr Still suggests raising tree canopy over Wild flower area. will discuss with Bartletts when they do their Spring tree inspection.

6.**Village Hall.**

New Booking form done. Further work to be done.

Storengy-need quotes but not sure if anyone willing to take the necessary work on.

7.**Planning.**

Results as CWAC web-site.

Since last meeting:

17/03104/MIN

Silica sand extraction and associated development .Mineral extraction by dredging, progressive restoration and despatch.

Land at Rudheath Lodge, New Platt Lane, Cranage and Allostock,CW4 8HJ.The following comments are made by Allostock Parish Council:

In view of the concerns and objections raised by residents Allostock Parish Council confirms that it does not support his application. Therefore the comments we make should not be misconstrued as support for the application, which if permitted, would have a detrimental effect on the long term welfare and environment of the residents we represent.We are concerned about:

- Increased H.G.V. traffic on the A50.One Hundred and eight lorry movements daily.60% to Knutsford, 40% to Holmes Chapel. Both Knutsford and Holmes Chapel already suffer from traffic congestion and concerns have been raised about air pollution. Cheshire East Council has recently apologised for inaccuracies in its air quality monitoring in several areas including Holmes Chapel where there have been large scale housing developments with the associated increase in traffic. The tailback of traffic ,heading towards Holmes Chapel on the A50 is considerable, particularly at Peak times. This can reach as far as New Platt Lane. When there is a problem on M6, roadworks or accident ,the traffic is diverted onto A50 causing further major holdups. Traffic/lorries attempting to leave New Platt Lane would have great difficulty and traffic would build up on New Platt Lane causing concern for local residents. If lorries are waiting on New Platt Lane in order to pick up sand this also will cause a problem for residents of New Platt Lane.
- The effects on local residents near to A50 from air pollution and noise from H.G.V.traffic will continue for many years.
- The loss of productive agricultural land and destruction of our rural environment.
- The application states that islands on the proposed lake were not advised because of concerns about bird strikes on aircraft although the site is outside the Manchester Airport consultation zone and Allostock already has Meres with islands and birds. Islands on the lake would break up a potentially huge expanse of water and create areas of bio-diversity and a natural environment. Loss of minerals must not be seen as an excuse to remove the potential for islands which would create more bank profile and vegetation cover. There would also be areas of interest for aquatic wild life-which should be protected.
- The site falls within Jodrell Bank radio telescope consultation zone. The application mentions “special protection measures” but we object if there is any detriment to this world famous radio telescope and tourist attraction.
- If the application is permitted, consideration should be given to 40 m.p.h speed limit for ¼ mile each side of the New Platt Lane /A50 junction with signage indicating “Site Entrance/Lorries Turning”.
- The sight lines at the junction need to be improved to improve visibility to the North. Permission has been given by CWAC for five houses to be built on Goostrey Business Park which is close to New Platt Lane /A50 junction. This will further complicate the road use here. Each house will have at least one car, there is hardly any public transport and the one bus left(319) is threatened with imminent closure.
- Signage will be required to prevent H.G.V.entry into Goostrey and signs prohibiting parking/waiting on New Platt Lane.
- Lighting should be kept to an absolute minimum to avoid light pollution with its harmful effects on environment and disturbance to local residents.
- We assume the mature oak trees on the South side of New Platt will be retained.

**Land Adjacent To Townfield Nursery Townfield Lane Allstock Northwich
Cheshire**

**Proposal: Removal of an existing field access to be replaced by a new access with
hardstanding.**

Reference Number: 17/03683/FUL

Allstock Parish Council comments that this new entrance is a substantial hard standing area. Does this mean there will be significantly increased traffic in to the field which may impact on the neighbours. The pond should be retained and protected.

Mount Pleasant Nursing Home London Road Allstock Northwich WA16 9NW

Proposal: Single storey extension

Reference Number: 17/03415/FUL

Allstock Parish Council has no objections to this application.

Hillside Heath Lane Nether Peover Northwich Cheshire WA16 9JE

Proposal:

**Variation of Conditions on Planning Application 16/05533/FUL (Construction of
a single storey porch to the front, enclosing a covered porch to the side, the
construction of a single storey glazed garden room at the rear and the
replacement of an outdoor swimming pool and outhouses with a new pool
house.**

Reference Number: 17/03532/S73

Allstock Parish Council has no objection to this application provided there is no increase in intrusive lighting.

Capital Place London Road Allstock Northwich Cheshire WA16 9LJ

Proposal:

**Change of use of building 1 from storage in association with food wholesale
business to restoration of historic vintage cars and erection of replacement
building as approved under 17/00869/FUL to be used for preparation room and
cold storage in association with food wholesale business**

Reference Number: 17/03229/FUL

Allstock Parish Council comments as follows:

The supporting letter states that a significant benefit of the proposals is that the area immediately to the west of building no.3 will be freed up for additional parking and circulation area. Does this mean that H.G.V's will always be able to turn on site?

The Parish Council's main concern remains that H.G.V's should not continue to reverse onto this dangerous corner on the A50.

The supporting letter also states that the proposal is not to expand the existing business. The Parish Council would object to any future increase in business if it led to more vehicles entering and leaving the site.

The development should retain all hedges and trees including the large oak tree in the adjoining field at the end of the North East elevation.

Trees and hedging should be planted along the North East elevation of the proposed taller replacement building (App No.17/00869/FUL) to soften the impact of this building, next to a field and in open countryside.

It is hoped that sewage disposal is adequate for this increased building.

17/03840/FUL

Bungalow at Willow Cottage,Booth Bed Lane,Allostock WA16 9NJ

Single storey extension.

Allostock Parish Council has no objection to this application provided there is no neighbour objection.

17/03688/73

Willow Cottage,Booth Bed Lane,Allostock WA16 9NJ

Variation in condition 2(plans) of 15/03951/FUL to change design of approved dwelling and detached garage.

Allostock Parish Council notes that the architectural style of the design change of the approved dwelling is more in keeping with the other properties in the area.

Discussed tonight.

17/01119/FUL

Old Bridge House,London Road,Allostock.WA16 9LU

Replacement dwelling and garage.

Allostock Parish Council objects to this application as follows:

We are concerned about the visual impact of this huge modern edifice. This would be a suburban house in a rural environment in open countryside. It will be an eyesore and out of keeping with its rural setting. The front elevation will be overpowering.

Its drainage situation is unclear since it says it is connecting to a main sewer and also shows a line of proposed drainage to a new septic tank.

17/03941/Ful

Heatherlea, Harrison Drive,Goostrey.Cw4 8NP

Demolition of single storey side extension and the erection of a two storey side facing extension and alterations to existing front facing porch.

This is a substantial increase in the size of this dwelling and we are aware of the possible impact on the neighbouring properties.

17/03896/FUL

Peover Edge,Boots Green Lane.WA16 9NH

Change of use of land to Equestrian and erection of new stable block.

Allostock Parish Council are concerned that these stables constructed of brick and slate will be intrusive in the open countryside. The position near to the road adds to this concern. There does not appear to be any screening with trees and hedges.

BrookHouse- plans withdrawn

Problem at Royal Vale Caravan Park /Planning Enforcement have it in hand.

8.Finance.

Audit returned from BDO with no comments. Displayed in Parish noticeboard and on website.

Account for Speed signs finally received.

Payments: Salary £529. HMRC £30.Phone £88.90.Brerton Timber £107.04 (gatepost repair)

CWAC (Speed signs purchase and 10 year maintenance)£13,188.72.

It was also agreed that clerk could attend course run by CHALC regarding VAT at a cost of £125

9.Correspondence.

Motorway closures go on.

Air Ambulance holding event in Warrington

Airport offers tickets for Bridgewater Hall. Cllr Mrs Owens has taken list.

10.Comments/Inquiries/Reports.

Cllr Mrs Gibbison comments that we should be getting new PCSO soon, although they will be covering a very large area. She gave out new Homewatch leaflets.

11.AOB

1. Wash Lane still flooded.
2. Cllr Roberts will have a look at Benches which resident says need painting.
3. Chalc AGM 19th October-Cllrs Mrs Wilson and F.Still and Mrs West will attend.
4. Eddie Newton is holding a Reunion for Allostock Village School in the Village Hall on 8th October.

12.Date of next meeting Thursday 23rd November 2017 at 7.30pm in the Village Hall

Signed.....23rd November.