



## PLUMLEY WITH TOFT & BEXTON

## PARISH COUNCIL

### MINUTES OF THE EXTRAORDINARY MEETING OF THE PARISH COUNCIL

HELD ON

WEDNESDAY, 13<sup>th</sup> AUGUST 2014 at 7.30pm IN THE COMMITTEE ROOM, PLUMLEY VILLAGE HALL

**Present:** Cllrs C Wilson(CW)(Vice Chairman), S Crossman (SC), H Lawton (HL), D Nichols (DN), S Wharf (SW), & J Wright (JW)

**In attendance:** S Jones – Acting Clerk and 6 members of the public

**Public Session:** 7.30 – 7.45pm - There were six members of the public in attendance.

**1. To receive and accept apologies for absence from those members unable to attend –**

Apologies were received from Cllrs Gabbott, Lloyd, James, Shaw & Fairbrother.

**2. Declaration of Interests**

There were no declarations of interest noted.

**3. Planning Application 14/3593M** - Trout Hall Lane Nurseries, Trout Hall Lane, Plumley, Knutsford, Cheshire, WA16 0UN - Construction of two new dwellings. Members are asked to review the application before the meeting and should be prepared to discuss the application in detail. The Parish Council needs to send a response to the application by 27th August 2014.

CW asked the members of the Parish Council to consider a number of questions in relation to this application.

*a) Were there valid planning reasons to object and if so what are they?*

The members of the council identified the following issues which were valid reasons for objecting to the application:

- The development is not on the Nursery site but in the field adjacent which is a Greenfield site in the greenbelt.
- An application for affordable houses by Sanctuary had been made a number of years ago which had not been approved for various reasons.
- Cheshire East says it has an established 5 year supply of building land – but as this has not been ratified it could be challenged.
- The current local plan would not allow commercial housing in Greenbelt – but this could be overridden by the NPPF which may allow a small number of commercial houses on such a piece of land.
- The development cannot be described as “infill” as it does not comply with current planning policy.
- Sustainability – there was possibility that this would not be upheld as there were inaccuracies in the application eg a bus stop is mentioned at the Post Office but there is no proper bus service to the Village. Also the application mentions the Play Area at Moorcroft which is only suitable for children under 5 years of age. As the houses would be large they would be classified as family houses so other leisure facilities would need to be available for the development to be sustainable.

CW summarised confirming for these reasons there were grounds for objection.

*b) Should the Parish Council Object on these grounds or not?*

**Resolved:** The Parish Council resolved to object to the application on the grounds that the development is on a Greenfield (Greenbelt) site. However, a further comment would be made to indicate that if the

*development was moved to the Nursery Site which is a brownfield site the Parish Council may look more favourably on the application as it would improve the village by removing the eyesore of the dilapidated nursery buildings.*

The voting was 5 vote to object and one abstention.

**Action:** Clerk to check with CEC Planning as no notice has been displayed on the site.

**4. Items for the agenda of the next Parish Council Meeting**

An item regarding the need for a playing field and what this meant would be included on the agenda of the September meeting.

**5. Close Meeting – The meeting Closed at 8.35pm**

**Public Session – 7.30pm to 7.45pm**

Cllr Wilson invited members of the public to speak in the public session and that they would be allowed 3 minutes to speak to the Parish Council to raise their point of view.

A resident indicated that the application for planning permission for two houses at the Nursery site on Trout Hall Lane was unlikely to be refused by the local planning authority at Cheshire East Council (CEC). He further stated that if people were to object and these objections were upheld by CEC that this may leave the village open to further developments of affordable housing.

Another resident indicated he had been sent a letter of notification about application 14/3593M – Trout Hall Lane Nurseries and asked if the Parish Council had objections as he was not aware that a letter had been sent to the Parish Council. CW confirmed that the Parish Council had received notification from CEC Planning of the application.

A further resident said that they had no objections to the application as they felt that two houses on the nursery site was better than 12 or 15 houses.

There were comments from another resident that the Nursery Site needed to be cleaned up as it was an eyesore. He also felt that one large house on the nursery site and the adjoining field would be better than putting both houses on the adjoining field as outlined in application 14/3593M as this plot was too narrow for two houses.

Additional comments were made that if the application was approved, the residents would prefer that the builders vehicles and materials were contained within the site and not brought out onto Trout Hall Lane as it is a very narrow lane.

CW asked the residents present if any of them would be upset if the development did not go ahead. It appeared that the concern was that if the houses were not given permission the landowner may feel forced into seeking approval for a larger development of affordable houses and that two houses were a preferable option.

**Public sessions – After the closure of the meeting**

A resident mentioned that if the Parish Council objects the Village may support it. CW replied that as this was a small development it did not impact on the whole village and that individuals were welcome to register their comments directly with CEC Planning.