

NETHER ALDERLEY PARISH COUNCIL

Minutes of the Extra-ordinary Parish Council Planning Meeting held on Tuesday 4th July 2017 at 10.00 a.m. at Nether Alderley Parish Hall

In the Chair: Cllr. J Shufflebottom

Parish Councillors present: Y.Bentley S.Lewis and C.Walker

Also present: Cheshire East Councillor G. Walton and the Parish Council Clerk

1. **To receive apologies for absence** – The Parish Council received apologies for absence from Nether Alderley Parish Councillors:, C.Walker and J.Wilkinson

2. **To receive Declarations of Interests** – No declarations were made.

2.1 To Declare Disclosable pecuniary interests - No declarations were made.

2.2 To Declare interests conflicting with Nolan principles/non- pecuniary interests - No declarations were made.

2.3 To all Councillors to consider amendments required to their Declaration of Pecuniary interest forms - No amendments were made.

3. **To consider and approve Applications for Dispensations** - No applications for dispensation were submitted.

4. **Public presentation**

To adjourn for representation from residents of the Nether Alderley Parish - No residents present

5. **Meeting resumed**

6. **New Matters**

6.1 **Public footpaths on Sand Lane**

A resident had informed the Parish Council of a proposed planning application, which will be made to Cheshire East Council, for a small diversion to the public footpath (FP32), north off Sand Lane.

The Parish Council suggested it could take 6-9 months before this application comes through the proper channels and will give it due consideration when asked to officially comment.

7. **Planning**

7.1 **To consider new planning applications as follows:**

Application No: 17/2372M

Proposal: General purpose agricultural barn

Location: Land adjacent Hill House, Nursery Lane, Nether Alderley, SK10 4TX

National Grid Ref: 382635 376214

Nether Alderley Parish Council, Meeting Tuesday 4th July 2017

The Parish Council considered and discussed the above application.

Comment: *The Parish Council are very concerned at the lack of consultation locally and understand the planning notice was displayed in the wrong place giving incorrect visual information. Neighbours/residents have not been fully informed regarding this application and the Parish Council urge you to reconsider this.*

The Parish Council cannot support this planning application due to the following:

- ***This would be an isolated barn which is not attached to a farm.***
- ***The land is currently pure grazing land in the green belt.***
- ***Access would be off a residential country lane which is unsatisfactory.***
- ***The size of the barn would be highly prominent which would be aesthetically incongruous.***
- ***The applicant gives great weight to the future of farming, as a consequence of Brexit which is irrelevant and should carry no weight.***

In conclusion, the Parish Council has serious concerns about the future use of the barn, given that the applicant is not a farmer and has given no indication of use, other than future use dependent on Brexit.

Application No: 17/2373M
Proposal: General purpose agricultural barn
Location: Land South West of Bollington Lane, Nether Alderley
National Grid Ref: 383768 374641

The Parish Council considered and discussed the above application.

Comment: *The Parish Council are very concerned at the lack of consultation locally and understand the planning notice was displayed in the wrong place giving incorrect visual information. Neighbours/residents have not been fully informed regarding this application and the Parish Council urge you to reconsider this.*

The Parish Council cannot support this planning application due to the following:

- ***This would be an isolated barn which is not attached to a farm.***
- ***The land is currently pure grazing land in the green belt.***
- ***Access would be off a residential country lane which is unsatisfactory.***
- ***The size of the barn would be highly prominent which would be aesthetically incongruous.***
- ***The applicant gives great weight to the future of farming, as a consequence of Brexit which is irrelevant and should carry no weight.***

In conclusion, the Parish Council has serious concerns about the future use of the barn, given that the applicant is not a farmer and has given no indication of use, other than future use dependent on Brexit.

Application No: 17/2374M
Proposal: General purpose agricultural barn (site C)
Location: LAND AT BOLLINGTON LANE & CHELFORD ROAD, NETHER ALDERLEY
National Grid Ref: 384061 374211

The Parish Council considered and discussed the above application.

Comment: *The Parish Council are very concerned at the lack of consultation locally and understand the planning notice was displayed in the wrong place giving incorrect visual information. Neighbours/residents have not been fully informed regarding this application and the Parish Council urge you to reconsider this.*

The Parish Council cannot support this planning application due to the following:

- **Over development of a small area which will have a huge negative visual impact at a traffic light junction.**
- **This would be an isolated barn which is not attached to a farm.**
- **The land is currently pure grazing land in the green belt.**
- **Access would be off a residential country lane which is unsatisfactory.**
- **The size of the barn would be highly prominent which would be aesthetically incongruous.**
- **The applicant gives great weight to the future of farming, as a consequence of Brexit which is irrelevant and should carry no weight.**

In conclusion, the Parish Council has serious concerns about the future use of the barn, given that the applicant is not a farmer and has given no indication of use, other than future use dependent on Brexit.

7.2 To consider any other Planning matters including decisions to Planning Applications:

Application No: 17/3054M
Proposal: Variation of condition 2 (approved plans) on approval 15/5839M - Proposed demolition of existing commercial unit and construction of 3 new detached dwellings with associated parking and landscape works
Location: UNIT 3, BOLLINGTON LANE, NETHER ALDERLEY, SK10 4TB
National Grid Ref: 383134 375282

The Parish Council considered and discussed the above application without comment.

Application No: 16/1353M – APPEAL TO THE SECRETARY OF STATE
Proposal: Delivery of water-sports and outdoor activity centre on the North and South Lakes of the former Mere Farm Quarry, including new vehicular access, car parking and multi-use building.
Location: Former Mere Farm Quarry, Chelford Road/Alderley Road, Nether Alderley

The Parish Council considered and discussed the above application. The following letter was sent to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Parish Council wish to record our concerns and objections with regard to the above application.

Although this specific parcel of land does not fall within our Parish, the neighbouring and primary quarried areas do. Indeed, Nether Alderley and Chelford Parish Councils have both had representatives on the Liaison Committee for the land in question.

Over the last 30 years this area has been part of a mineral extraction programme. The land within this application being the latest area to be quarried.

The local residents have worked well with the two companies that have been involved with the project from conception, on the understanding that any inconvenience endured was temporary and that the land would be restored as per the original planning permission. Firstly Tarmac and latterly Hanson Developments, despite the change of companies along the way, the planning conditions however have never changed. The land was conditioned by Macclesfield Borough Council and more recently Cheshire East Council to be returned to agricultural land and as previously designated - Greenbelt. There have been modifications over the years with regard to the restoration plans post quarrying, but the end result has been consistent.

We now find ourselves subject to this application for change of use to a Waterboard Park and associated car parking and café.

When the applicants first submitted their application in 2016, the restoration plan for this area was in its infancy, so bird or wildlife had only just begun to become established. As you know there has now been a passage of time and the reality today is quite different. There is significant wildlife and habitat established and the planting of the area as a compliance of the original planning permission is becoming a pleasing thriving reality.

