

STRATEGIC PLANNING BOARD – 15 SEPTEMBER 2010

UPDATE TO AGENDA

APPLICATION NO: 10/0346M

LOCATION Woodside Poultry Farm, Stocks Lane, Over Peover

UPDATE PREPARED 13 September 2010

RELEVANT HISTORY

A planning application has now been received by the Council for the conversion of the building that it is proposed to retain on site. The application details are outlined below.

10/3506M

Conversion of Barn A into offices (Use Class B1) together with associated parking.

The application was received on 1 September. It has not yet been registered as it is currently being validated.

The submitted plans indicate that the area of land to the side of proposed dwelling 15 is proposed to be used as car parking in association with the proposed office use.

APPLICANTS SUBMISSION

Following the Committee site visit on 10 September 2010, the applicant's agent has confirmed that an existing Lime tree located to the rear of the site is to be retained. This matter would be controlled by the proposed tree protection condition.

OFFICER APPRAISAL

As there are no significant new issues that have arisen since the original report was drafted, the original recommendation of approval subject to a S106 and conditions remains.

STRATEGIC PLANNING BOARD UPDATES
15th September 2010

APPLICATION NO: 10/2810N

PROPOSAL: Change of Use of Land as a Residential Caravan Site for 8 Gypsy Families, each with 2 Caravan, including Improvement of Access, Construction of Access Road, Laying of Hard-standing and Provision of Foul Drainage.

ADDRESS: Land Off, Wettenhall Road, Poole, Nantwich, Cheshire

COMMENT

Further correspondence has been received from Worleston Parish

The Parish Council objects and raises a number of concerns:-

Objections and concerns from Worleston & District Parish Council regarding the above application

1. The council object strongly to the incursion of this development on open countryside. It is a totally inappropriate development for the locality.
2. Within half a mile of this land there are 16 Family dwellings if each proposed plot houses one family this would equate to a 50% increase in the number households in this rural and tranquil location. We are convinced that construction of a similar number of traditionally constructed homes on this site would not be granted. The impact that such an increase in homes would have is considerable and inappropriate and would dominate the local community.
3. The character and nature of this development is not in keeping with its location, especially in the winter months. Although screening could be carried out it would require indigenous species of trees which would take very many years to establish.
4. We view with dismay and alarm that the Ecological Survey was carried out AFTER the site was occupied and at a time of the year when advice tells us it is inappropriate. Not to mention that any evidence of protected species would have been destroyed by the desecration that took place over a 48hr period by removing top soil and covering the site with stone, There is plenty of evidence that other works (proposed) in the parish have been halted until Ecological Surveys have been carried out in accordance to accepted and laid down practice

5. We feel that the location of this development will add greatly to the concerns that local residents have about the dangers that already exist regarding the excessive and inappropriate traffic use on Wettenhall Road. In addition it is already apparent that commercial vehicles are operating out of the site. A few years ago this council objected strongly to permission being given to operate a transport depot out of The Pinfold, Poole, on the grounds that the large articulated vehicles operating out of the site would pose a danger to other road users of Wettenhall Road. Although we were unsuccessful in our appeal and permission was given with the stipulation that these vehicles could only travel between the Pinfold and the A51 Trunk Road at Reaseheath that would be used by the residents of this site. We have witnessed on numerous occasions very dangerous situations involving large vehicles from this and other users of the road. Since this development, further along to the North, Gate Farm has been granted planning for the development of industrial units. One of which is currently being used for the storage of buses and caravans. We understand that as part of the Gate Farm development The Highways Department undertook a Highway Survey, The Parish Council requests that such a survey be carried out in relation to this planning application prior to any recommendations.

Over the last 10 to 15 years we have seen the conversion of many local farms into residential accommodation this has resulted in a large increase in traffic use along Wettenhall Road which services parishes to the north and also acts as a route used by drivers avoiding congestion at Blue Stone Cross Roads Henhull. Recent major developments at Reaseheath College and at the Crewe Alex Training Centre have also added considerable amounts of traffic use to Wettenhall Road

6. We have great concerns for pedestrian access to and from the proposed development along Wettenhall Road. There is no footpath along Wettenhall Road and its junction with Cinder Lane. Although along part of the carriageway there is a grass verge, there is however a blind bend on stretch of road where pedestrians have to walk in the carriageway. In the past Councillors have experienced and expressed concerns and reservations about the dangers when we carry out our community "litter pick" on this stretch of highway. Only recently a parishioner reported a near miss on this piece of road involving a small child a large commercial vehicle and an articulated lorry.

In the planning submission it states that there is access to a local bus service at Reaseheath. Looking at local maps we can find no public right of way to The Green at Reaseheath (Nearest Bus Stop) therefore anyone wishing to access this service would have to walk along a stretch of the A51 Trunk Road from the junction of Wettenhall Road and the Green. Along which there is no grass verge or footpath in part.

7. We also have concerns about the sustainability of the site due to the lack of and distance to local services i.e. Schools Doctors and Shops and feel strongly that this location is therefore totally unsuitable for this kind of development.
8. As a council we feel that it is staggering that this application is before the planning committee again. Having turned down the first application (09/4331N) in June of this year to be considering the same application again with minimal and insignificant changes to the proposed plans is a waste of valuable time and council funds.

9. Worleston and District Parish Council have for a number of years become extremely concerned and worried by the rapid development of numerous small pockets of land in our Parish on which people have been allowed to develop and erect stable blocks, poultry units, industrial units, etc that are totally out of keeping with the surrounding countryside. In many cases becoming nothing but a blot on the landscape, adding nothing to the local community.

If this application is successful we feel that the numerous small pockets of land in our Parish will continue to attract further development of this kind, making it difficult for the council to refuse, if they set a poor precedent by granting this application.

We are dismayed by the way in which this application has been allowed to proceed in light of the total contempt of planning laws and procedures shown by the applicants. The impact this development if allowed will have on local residents, the local ecology, and environment not to mention the precedence it sets for future development in the parish will be catastrophic and irreversible. We therefore appeal to members of the planning committee to turn down this application for the reasons stated in this letter.

Worleston & District Parish Council

Comment

The comments raised by the Parish Council in relation to the previous reasons for refusal are considered in the main report however, in reference to the comments relating to the lack of public right of way through Reaseheath College, Members are referred to evidence produced at the 2nd June 2010 Board meeting which showed there was a licensed public right of way through the grounds of the College as part of the Sustrans initiative which aims to improve pedestrian links.

Additional comments have been received from the occupiers of Foxcroft, Cinder Lane and Willow Cottage, Dairy Lane Poole:-

Comment

The responses raise a number of concerns however, the majority of points raised were considered and dealt with in the previous report (ref. 09/4331N). Nevertheless, a number of the additional points do support comments made by others in relation to the unsustainable and inappropriate location of the site.

RECOMMENDATION

That the conclusion and recommendations made in the main committee report stand without alteration.

STRATEGIC PLANNING BOARD 15th SEPTEMBER 2010 - UPDATES

APPLICATION NO: 10/1776N

PROPOSAL Use of land for the siting of 34 Timber Clad Twin Unit Caravans, Access Works, Car Parking, Administration Building, Cycle Store and Landscaping.

ADDRESS: Wrenbury Fishery, Hollyhurst, Marbury

ADDITIONAL INFORMATION

The following information is provided in response to questions asked at the Site Inspection by Members of the Strategic Planning Board.

The applicant owns all the land within the application area except for the access. The access drive on the western side of the site is owned by Mr Goodyear. The agent has confirmed that the applicant has the right to use the access track. The access track which leaves the main access drive and forms the southern side of the site is owned by Mr Skeaping and the applicant has similar rights to use it. The planning application has been submitted with certificate B confirming that both these landowners have been served with notice in relation to the planning application.

Foul drainage from the chalets and toilet block will be passed through a biodigester prior to discharging to the Barnett Brook south of the site. This may entail the use of pumps to serve some of the chalets.

The three lakes are all connected. The largest lake dried out in the summer because of a drain which had been left during the construction of the lakes. This has now been removed. The three lakes are connected by pipes. They will be filled with natural rain water/ run off not mains. In wet periods surface water run off will occur as it did previously but with the added control offered by the lakes. This has been subject to a Flood Risk Assessment which has been agreed with the Environment Agency.

Water in the lakes is not connected through the land bridge. When the lakes are in use for fishing, use oxygen levels will be controlled by an aerator.

10/1005N-Application to Vary Planning Conditions 5 and 6 on Planning Permission 7/2009/CCC/1, in order to vary the description of permitted waste and specify a percentage of contaminated waste allowed, Whittakers Green Farm, Pewit Lane, Bridgemere for Mr F.H. Rushton

This application has now been deferred to the next meeting.

10/2251N-Application to Vary Planning Conditions 5 and 6 on Planning Permission 7/2009/CCC/1, in order to vary the description of permitted waste and specify a percentage of contaminated waste allowed, Whittakers Green Farm, Pewit Lane, Bridgemere for Mr F.H. Rushton

This application has now been deferred to the next meeting.