

GREAT WARFORD PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD

MONDAY 12TH MARCH, 2018 at 7:30 p.m.

at GREAT WARFORD BAPTIST CHAPEL, MERRYMANS LANE, GREAT WARFORD.

PRESENT - Councillors: B. Thompson (Chairman), P. Halman, G. Tuke, M. Read, L. Roberts.
Members of Public (0).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **APOLOGIES FOR ABSENCE** - Councillor D. Allman - Prior commitment. [Received 13/03/18]
2. **DECLARATIONS OF INTEREST** - Councillor M. Read - Item 4(c) - Planning Applicant.
3. **PUBLIC FORUM FOR QUESTIONS** - No questions had been received from or were presented by members of the public.
4. **PLANNING** -
 - a) **18/0430M - Demolition of existing residential dwelling and associated outbuildings and development of a replacement dwelling with alteration to existing private access road - Warford Grange Farm, Pedley House Lane, Great Warford, Cheshire. WA16 7SP.**
Members considered the application and discussed the impact of the proposed development on the footpaths and bridleways within the vicinity of the site. The scale of the proposed development at the site was also discussed having regard to previous development and other similar developments in the area.

03/18 **Resolved** a) **1. That concern is raised regarding the proposed significant increase in the footprint, scale and mass of the proposed replacement dwelling, which lies within the Green Belt. This is of particular concern when considered in context with existing buildings within the site. The proposed development would lead to a significant increase in built mass within the Green Belt that would be visible to users of the surrounding bridleways and footpaths.**

It is considered that, should the proposed development be approved, no further extensions to the dwelling should be allowed under permitted development rights.

It is noted that there is no net loss of outbuilding floor area and mass to offset the increased footprint, mass and visual impact of the proposed dwelling. This approach has been adopted in other local developments of this kind and it is disappointing that this approach has not been incorporated within this proposed scheme. It is considered that future expansion of residential development at this site using existing outbuildings should be prohibited.

2. That the Parish Council has concerns relating to the safety of users of the bridleways and footpaths along the driveway to Warford Grange Farm. It is requested that modifications are made to the scheme to make provision for passing places at regular intervals along the driveway in order that vulnerable users of the bridleway and footpaths are not exposed to risk from both the existing commercial traffic using the site and the proposed construction and residential traffic.

Bridleways Great Warford BR17 and Great Warford BR18 travel along the driveway and are joined at various points by Mobberley BR17, Mobberley FP19, Marthall FP9 and Marthall BR5, therefore, this stretch of bridleway provides a key link within the local public access network which is used by equestrian and pedestrian users.

Proposed Councillor L. Roberts Seconded Councillor M. Read All in favour

- b) **18/0754M - Outline planning permission for an agricultural workers dwelling - Land adjoining Noahs Ark Lane, Noahs Ark Lane, Mobberley, Knutsford. WA16 7BD.**
Members considered the application and noted that there would need to be a further application to define the detail of a proposed dwelling.

04/18 **Resolved** a) **No objections.**
Proposed Councillor G. Tuke Seconded Councillor P. Halman All in favour

- c) **18/0888M - General purpose agricultural storage building - Land adjoining Ancoats Lane, Mobberley, Cheshire.**
Members considered the application and did not raise any issues with the proposed development.

05/18 **Resolved** a) **No objections.**
Proposed Councillor B. Thompson Seconded Councillor G. Tuke All in favour

The meeting was declared closed by the Chairman at 8:10p.m.

Signed:

Approval Date - 21st March, 2018