

STRETTON PARISH COUNCIL

Minutes of the Planning Meeting of the Parish Council held St Matthew's Church Hall, Stretton Road, Stretton Thursday 22nd March 2018 at 6:00pm

Councillors in attendance:

L Jones – Chairperson
B Jones
T Lyons
P Lyons
D Buckley – entered the meeting at P299.2 (Pear Tree Farm)
P Marshall
J Doherty

Also present:

2 Residents

P298	Apologies Apologies received from Councillor J Wheeler.
P299	Planning Applications/Issues
P299.1	Declarations of Interest No Declarations of Interest received.
P299.2	<u>Planning Applications</u> 2017/31718 - SMITHY HOUSE, COMMON LANE, STRETTON, WARRINGTON, WA4 4PD received 7 March Full Planning - Proposed Change of use of agricultural land to domestic, including the creation of a new access, two parking spaces and a turning area Appeal Reference: APP/M0655/W/18/3195189 Appeal Start date: 06-Mar-2018 Appellant's name: S Hill Decision: Objection. We cannot see any difference to change our original decision.

Cllr D Buckley entered the meeting

2018/32292 - PEAR TREE FARM, WELL LANE, STRETTON, WARRINGTON, WA4 4PA received 7 March

Proposal: Class Q Prior Approval - Proposed change of use from Agricultural building to dwelling house

Applicant: Mr J Thwaites

Case Officer: Reena Sharma - 01925 442080

Decision: Objection, due to unlawful development in the Green Belt.

Applicant Mr Thwaites advised the Parish Council that development is lawful as it **already has prior approval** due to the barns being up for a length of time. Query to be raised in relation to what prior approval is held and to how Class Q Prior Approval differs.

2018/32259 - ROADSIDE FARM, LONDON ROAD, WARRINGTON, WA4 5PG received received 7 March

Proposal: Full Planning - Proposed erection of three detached family dwellings, to include the demolition of a derelict barn within the site and partial demolition of roadside barn to achieve visibility splays to enhance site access

Applicant: D Hughes, Adamsrill Ltd

Decision: No objection, noting the following comments;

There is talk of moving the bus stop on the opposite side of the A49 to more or less opposite where the entrance of this site would be, due to the anticipated increase in traffic at the cat and lion junction with the huge amount of new houses to be built.

Please give consideration on the original planning application regarding the restrictions on the placing of windows so they are not overlooking other properties.

Also, the PC is still concerned about the exit as it is so close to the cat and lion junction traffic lights.

2018/32368 - LAND BOUNDED BY PEWTERSPEAR GREEN ROAD, ASHFORD DRIVE, STRETTON, WARRINGTON received 8 March

Proposal: Proposed modification of Section 106 Agreement attached to outline planning permission 2016/28807 (for up to 180 dwellings on land bounded by Pewterspear Green Road and Ashford Drive, Stretton) to amend affordable housing provisions to deliver 30 per cent of site capacity as affordable housing (split equally between dwellings for social rent and starter homes) instead of previously agreed 40 per cent of site capacity for starter homes

Applicant: C/O Agent, Homes and Communities Agency

Officer: Michael Davies

Decision: No objection

2018/32169 - THE OLD SMITHY, COMMON LANE, STRETTON, WARRINGTON, WA4 4PD received 9 March

Proposal: Section 192 Certificate - Proposed Single storey rear extension

Applicant: Peter O'Donnell

Officer: Hannah Roper

Decision: Information only

2018/32373 - 23, FOXHILLS CLOSE, STRETTON, WARRINGTON, WA4 5DH received 14 March

Proposal: Householder-Proposed First Floor Side Extension

Applicant: Mr & Mrs Mike & Amanda Jackson

Officer: Jonathan Evans

Decision: No objection

P300

Meeting Closure

Meeting closed at 6.45pm

Signed..... (Chairman)
9th April 2018