

SOUND & DISTRICT PARISH COUNCIL

Minutes of the meeting of the above Council, held on Tuesday 20th August 2019 at Broomhall Chapel, at 7.00 p.m.

Present: D. Tomlinson (Chairman), L. Wright (Vice Chairman), A.G. Lawrence (Clerk), P. Griffiths, M. Wright, Mrs J.R. Park, F. Wright, R. Brassington and 26 members of the public.

1. Apologies: R. Blackburn, Mrs E. Hollinshead, Clr R.A. Bailey
2. Declaration of Interest – if a member is present at a meeting of the authority, and they have a disclosable pecuniary in any matter to be considered or being considered at the meeting, they cannot take part in any discussion of the matter at the meeting or vote on it. They should disclose the interest to the meeting and follow the Council's Code of Conduct.
3. Minutes of last meeting held 6th August 2019 were approved as a true and correct record on the prop., P. Griffiths, sec., Mrs J. Park
4. Planning Applications:
a.

Application No: **19/3655N**

Proposal: **Extension to existing Gypsy and Traveller site to provide 6 No. additional Gypsy Traveller pitches comprising 6 no. mobile homes, 6 no. touring caravans, 6 no. semi-detached utility blocks and associated works including allocation for parking and hardstanding**

Location: **Baddington Park, BADDINGTON LANE, BADDINGTON, CW5 8AF**

National Grid Ref: **364705 350484**

On the prop., P. Griffiths, sec., R. Brassington it was unanimously agreed to allow the public present speak in relation to this application.

After full discussion of the application, Sound & District Parish Council unanimously, on the prop., P. Griffiths, sec., L. Wright agreed to object to the application, for the following reasons.

1. The Application seeks planning permission for an extension of the current Gypsy and Traveller Site at Baddington Park.
2. The existing site has permission (No. 13/0798N) for **4** plots (each plot traditionally provides for a static / residential caravan, a touring caravan and parking), and permission (No. 14/3448N) for **3** amenity buildings which provide washing facilities for the occupants of the 4 plots. The plots were (and it is assumed) are occupied by the Applicant and members of his family.
3. The current layout of the site is inconsistent with the planning permissions referred to above and with the landscape design and lighting conditions imposed by Cheshire East Council on the granting of those permissions, such conditions being intended to mitigate the impact of the development on the open countryside.
4. The application site lies in open countryside.
5. The current application is for an additional **6** plots. Each plot would consist of a residential caravan, touring caravan and semi-detached bathroom block and parking. It is proposed that the 6 plots should be along the

northern and eastern perimeters of the site and therefore some distance away from the existing site. It is suggested that, at some future date the Applicant may intend seeking planning permission for a further 5 plots. That future application, if made, will infill the open space between the current 4 plots and the 6 plots which are the subject of the current application. Preserving the open space in the centre of the site for the proposed future application simply means that the negative effects of the current application on the open countryside are greatly enhanced rather than mitigated. The current site is visible from the junction of Coole Lane and Baddington Lane which is about 300 metres away and the site can be seen from well before that junction by anyone driving away from Nantwich. There is no hedging between the junction of Coole Lane and Baddington Lane, only Cheshire railings and such railings continue down Baddington Lane towards the site. The current application, if granted, will extend the site by a further 100 metres towards Coole Lane and will thus make it even more visible to users of Baddington Lane and users of the Coole Lane / Baddington Lane junction.

6. In 2014, consultants, Peter Brett Associates, instructed by Cheshire East Council, prepared a Gypsy, Traveller and Travelling Showpeople Site Identification Study. That Study supports our contention that the proposed application will intrude into open countryside. In Appendix 3 to that Study, the following was stated by Peter Brett in relation to the site at Baddington Park:

"This is an existing Gypsy and Traveller site which needs to be safeguarded. The site is not suitable for further pitches as it would have an unacceptable impact on landscape character. This is an existing site which is locally prominent and incongruous within a moderately open and flat landscape; the elaborate new entrance walls draw attention to the site and there are clear views of the park homes and caravans from the road and the surrounding landscape. Further subdivision of the field north of the access is evident with a post and rail and close-boarded fencing. Any further extension of the site will increase the adverse effects of the development and should be avoided."

The view of Cheshire East's own consultants set out above supports the view that the proposal to extend the existing site further into open countryside is wholly inappropriate.

It is surprising, therefore, that the site is included in the Publication Draft Site Allocations and Development Policies Document as having an allocation of 8 [new] Gypsy and Traveller pitches. It is unfortunate, because it may lead to confusion in the mind of the public, that the consultation currently being carried out by Cheshire East in respect of that document refers to the site as 2 Railway Cottages rather than by its current name, Baddington Park.

7. Along the northern perimeter of the proposed site, which faces Coole Lane, there is some existing fencing which consists of tall wooden panels nearest to Baddington Lane but which soon reduces to post and rail fencing further to the east. There is no proposal in the Application to change this fencing or to provide landscaping in the form of trees or hedging so as to hide it from the views mentioned in 5 above. To replace the post and rail fencing with a continuation of the tall wooden panels would be out of keeping with the open countryside and any landscaping in the form of trees or hedgerows will take a long time to mature. . It is submitted that the appearance of the proposed development, even with landscaping, will cause unacceptable harm to the character and appearance of the open countryside.
8. Access to and from the site is straight onto Baddington Lane, immediately before (as you drive away from Nantwich) the hump-back railway bridge. There is no footway or street lighting in the vicinity. The bridge is in poor condition and there are traffic lights on either side of the bridge as it is only possible for single lane traffic to go over the bridge. During peak hours, traffic waiting at the lights to cross the bridge tails back beyond the Baddington Park access. The additional volume of traffic which would be generated by the proposed application would, given the highway layout in the vicinity of the site, constitute a risk to highway users. There have already been a number of road traffic collisions in the vicinity of the bridge in the last 5 years and at least 2 of those have been serious accidents.
9. Policy H of the national Planning Policy for Traveller Sites stipulates that traveller sites should respect the scale of, and not dominate, the nearest settled community. The nearest settled community, being the houses on the other side of Baddington Lane from the site, will be dominated by the site if permission is granted for a further 6 plots.

10. It is submitted that there is a potential for protected species to be present on the site and therefore a habitats survey ought to be obtained by the Applicant before the Application proceeds further.
11. The application is factually incorrect as the existing site had a change of use to a residential caravan site on 11th September 2014 Ref: 14/3448N. This new application is for an extension to existing gypsy and traveller site. Which it is not, it is a residential caravan site. Therefore the application is invalid. Further the existing residents and expected new residents do not qualify as gypsy travellers as they do not lead a nomadic lifestyle according to the definition contained in Cheshire East, Cheshire West and Chester, Halton and Warrington Gypsy, traveller and travelling show people Accommodation Assessment. Final report (amended) August 2018. Further it is inappropriate to have a gypsy traveller site bordering a residential caravan site and dwarfing it.
12. The present and proposed entrance is on an accident black spot, too close to the blind spot formed by the crest of the bridge. There is the potential for many commercial vehicles, cars and towed caravans entering and exiting at this point. A visibility splay will not help as the blind spot on the bridge is too close. When the residential barns opposite were converted it was a precondition that the existing farm entrance, that was opposite where the Baddington Park entrance now is, had to be removed. This has I believe set a precedence which cannot be ignored.
13. Sustainability. No bus route stops here other than the school bus which is provided only because the road is deemed too dangerous to walk on. There is no footpath in either direction or indeed room for one. Extra school buses would be required for such an increase in population. Every journey made by the existing and new residents would require a motor vehicle. Cycling is not an option, as there has already been at least one death of a cyclist at this location. Therefore sustainability is unproven and environmental impact huge.
14. Nantwich is a town which relies on its attractive appearance to host various events and businesses. There will be a significant economic impact on these events and businesses by placing a gypsy/travellers site in this location and drastically changing the appearance of one of the main roads into Nantwich. The existing site has never been adequately screened and there can be no expectation they will with this one. Whatever screening is provided it will always be visible from the bridge. Thus it contravenes the council's intention to maintain the character of the countryside whilst supporting the livelihoods of those who live and work there. (Draft Site Allocations and Development Policies Document East Cheshire)
15. Great crested newts are present in the pond opposite their present development adjacent to a culvert/ditch which passes under the road and exists in the vicinity of Baddington Park. It is highly likely they exist in the pond adjacent to the proposed site. There are also grass snakes present in the area and seen on both sides of the road. Therefore on environmental grounds there is a net loss of habitat that is avoidable. (Draft Site Allocation and Development Policies Document East Cheshire)
16. Drainage has been an increasing issue since the present units arrived exasperated by the runoff from the existing structures. I soak away is inadequate and would pollute surrounding land and adjacent pond. Mains drainage and sewage is required for such a large development. Overloading of present utilities should be considered. Part of the present electrical supply comes from the empty cottage owned by the applicant for which we can find no wayleaves.
17. The Site Allocation Development Plan requires local authorities to use their own sites before considering private sites for Gypsies and Travellers. The East Cheshire Gypsy and Traveller Study Report lists numerous Council owned potential development sites
18. DRMB sightlines for road with a 60mph speed limit are recommended to be 215 metres, and 160 metres for an HGV to stop safely (excluding the 2 second reaction time). The access point to the site fails these sightline tests

Further it was also unanimously agreed that the above objections should be submitted to Cheshire East Council's Local Plan Consultation @ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pubsadpd>

b.

Application No: **19/3686N**
Proposal: **Demolition of single storey rear extension and addition of new single storey extension to the rear with internal alterations and a new second floor dormer extension to the rear**
Location: **SMITHY HOUSE, HEATLEY LANE, BROOMHALL, CHESHIRE, CW5 8BA**
National Grid Ref: **362776 347431**

After full discussion of the application, the meeting unanimously, on the prop., P. Griffiths, sec., L. Wright agreed to Support the application.

c.

Application No: **19/3489N**
Proposal: **Domestic garage block with home office space in loft area(s)**
Location: **OLD HOUSE BARNES, BADDILEY LANE, BADDILEY, CW5 8BP**
National Grid Ref: **361797 350406**

After full discussion of the application, the meeting unanimously, on the prop., D. Tomlinson, sec., P. Griffiths agreed to offer No Representation to the application.

d. Any other applications received from the date of this notice - none

5. Next Meeting of Parish Council – Wednesday 9th October

Meeting closed