

## SOUND & DISTRICT PARISH COUNCIL

Minutes of the meeting of the above Council, held on Tuesday 24<sup>th</sup> September 2019 at Broomhall Chapel, at 7.00 p.m.

**Present:** L. Wright (Vice Chairman), A.G. Lawrence (Clerk), P. Griffiths, M. Wright, Mrs J.R. Park, F. Wright, R. Brassington, R. Blackburn, Mrs E. Hollinshead, Clr R.A. Bailey and 3 members of the public.

1. Apologies: D. Tomlinson (Chairman)
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 20<sup>th</sup> August 2019 were approved as a true and correct record on the prop., P. Griffiths, sec., R. Blackburn

4. Planning Applications:

**a.**  
Application No: **19/4070N**  
Proposal: **Certificate of proposed lawful use of conversion of barn to residential dwelling.**  
Location: **LAND ADJACENT TO, Lane Farm, HEATLEY LANE, BROOMHALL**  
National Grid Ref: **362712.91 347569.87**

Clerk reported he has received the following objection from Peter and Sally Heaney

1. Currently the site is open countryside that supports a wide range of wild life including bats, barn and tawny owls, foxes, and hosts a range of roosts for starlings, martins and swallows. The proposed change of use impinges on these habitats.
2. Hedges, trees and verges bounding the proposed development site currently support the nesting of birds including goldfinches, greenfinches, woodpeckers, nuthatch and buzzard. The proposed change of use damages these habitats and local bird population.
3. The proposed change of use, from a rustic, historic barn to a two-storey house is incompatible with surrounding land use in the area which is agricultural, mainly providing grazing for cattle.
4. The proposed change of use from barn to two-storey house is incompatible with current rural use and rural pastimes including horse riding, children and young people learning to ride, children learning to cycle, and would limit access to the countryside for walkers. The proposed development would impact on an adjacent public path where right of way is crucial for cyclists, walkers and ramblers.
5. The proposed domestic building would impact on local and immediate servicing. Access to the proposed site would encroach Heatley Lane on a sharp bend in the lane and at the junction with Cock Lane, making entering and exiting the proposed property dangerous whilst also making travel along Heatley Lane at this point more hazardous for traffic, including farm vehicles, cyclists and pedestrians.
6. The proposed building would strain existing sewerage and drainage. Currently Heatley Lane and Cock Lane are flooded whenever there is heavy rain.
7. To continue with the proposed development would lead to the immediate and long term loss of open Cheshire countryside: to the detriment of current and younger generations, friends, families, neighbours and those who enjoy visiting Cheshire, Nantwich, Audlem, Wrenbury, and all local amenities.

On the prop., L. Wright, sec., R. Blackburn members of the public were invited to speak in relation to the application.

After full discussion of the application, the meeting unanimously, on the prop., Mrs JR Park, sec., M Wright it was unanimously agreed that the following points should be submitted to Cheshire East in regard to the application:-

1. Concern over visibility with regard to the access to the site and ask that full Highway survey be undertaken to ascertain if this is suitable.
2. Water table/flooding - the Parish Council ask that there are surveys undertaken to ascertain that the area does not constitute a problem in relation to this.

**b.**

Application No: **19/4185N**  
Proposal: **Extension of existing 20 x 40 m riding arena to 20 x 60 m**  
Location: **1, Chapel Cottage, COOLE LANE, COOLE PILATE, Nantwich, CW5 8AU**  
National Grid Ref: **365153 347302**

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

**c.**

**Notification of Appeal**

Application No: **19/2813N**  
Location: **Daisy Bank Farm, Mickley Hall Lane, BROOMHALL, Broomhall, Cheshire East, CW5 8AJ**  
Proposal: **Erection of a single storey agricultural workers dwelling**

The Parish Council, were informed that their initial comments would automatically be considered at the Appeal and no further comments were raised.

- d.** Any other applications received from the date of this notice
- i. The Clerk informed the meeting that in light of an issue raised:-  
Large building under construction – Sandford Bank, slaughterhouse Lane, Broomhall the matter has been reported to Cheshire East for their investigation – Case Reference 19/00808E
5. Next Meeting of Parish Council – Wednesday 9<sup>th</sup> October

**Meeting closed**