

SOUND & DISTRICT PARISH COUNCIL

Minutes of Virtual Meeting of the above Council, held on Tuesday 26th January 2021

Councillors Present :

D. Tomlinson (Chairman), A.G. Lawrence (Clerk), Mrs E. Hollinshead, M. Hartland, Ms. H. Paterson, P. Griffiths, Mrs JR Park, F. Wright, R. Blackburn, Clr. RA Bailey and 2 members of the public.

1. **Apologies:** M. Wright, R. Brassington, Ms N. Watson, L. Wright, and Mrs R. Ruscoe
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 Parish Council Meeting held on 17th December 2020 were unanimously confirmed as a true and correct record on the prop., of Mrs JR Park, sec., M. Hartland.
4. **Matters arising:-**
 - a. re Broadband. BT are looking to install this in Heatley Lane and request Parish Council write to support this installation – Clerk has sent representation.
5. **Highway matters:** the following matters were raised:-
 - a. Joint Parish Council Group has now been formed re Highway matters and D. Tomlinson reported they are aiming that all problems can be submitted collectively. Poor maintenance has exaggerated the problems. Aiming to have another meeting with CE in attendance and develop a good dialogue going forward. M. Hartland agreed to keep a log of all issues raised, dates and reference numbers for this parish. Clr Bailey sounded here concern that CE budgeted income showed an income of 80k for Highways from Parish Council, she will follow up and report further when there is more information.
 - b. CHESHIRE EAST BOROUGH COUNCIL, NOTICE OF TEMPORARY ROAD CLOSURE, S14 (2) ROAD TRAFFIC REGULATION ACT 1984

NOTICE IS HEREBY GIVEN that the Cheshire East Borough Council in exercise of its powers under Section 14 (2) of the Road Traffic Regulation Act 1984 and of all other enabling powers issues this notice temporarily to prohibit traffic in the following length of road:- French Lane, Audlem Ward, Nantwich, CW5 8 from the junction with Coole Lane to outside Hack Green Cottages.

The alternative route will be via the following streets: - Coole Lane, Baddington Lane, Whitchurch Road, Heatley Lane, Mickley Hall Lane, French Lane. Pedestrian access to any premises situated within the temporary closure will be maintained at all times. Cyclists will be required to dismount in order for access to maintained. Vehicular access will be maintained for emergency vehicles and residents where possible.

The closure is necessary to enable BT to access joint boxes for provision of fibre cable.

It is anticipated that the works will take place on the following date(s): Monday 08th February 2021 to Wednesday 10th February 2021.

- c. CHESHIRE EAST BOROUGH COUNCIL, NOTICE OF TEMPORARY ROAD CLOSURE, S14 (2) ROAD TRAFFIC REGULATION ACT 1984

NOTICE IS HEREBY GIVEN that the Cheshire East Borough Council in exercise of its powers under Section 14 (2) of the Road Traffic Regulation Act 1984 and of all other enabling powers issues this notice temporarily to prohibit traffic in the following length of road:- Coole Lane, Audlem Ward, Nantwich, Unknown from outside Coole Lane Cottage to outside Lower Farm.

The alternative route will be via the following streets: - Coole Lane, Whitchurch Road, Baddington Lane. Pedestrian access to any premises situated within the temporary closure will be maintained at all times.

Cyclists will be required to dismount in order for access to be maintained. Vehicular access will be maintained for emergency vehicles and residents where possible.

The closure is necessary to enable BT to access joint boxes for the provision of fibre cable.

It is anticipated that the works will take place on the following date(s): Monday 08th February 2021 to Wednesday 10th February 2021.

- d.** A530 footpath with broken up tarmac and stones in concrete across the verge in the gateway opposite school. Reported to CE:- Ref 3412860
- e.** Signs knocked down junction Sound Lane/A530. Reported to CE:- Ref 3406124
- f.** D. Lowe advised of the following flooding issues;- Each flood is across the whole carriageway stopping pedestrian access. Pedestrians from Fittons Close have not been able to get out of either end of Chapel Lane. Each report was accompanied by a photograph showing the date and GPS co-ordinates.

Enquiry Reference Number: 3416112

4 gullies blocked at junction of Newtown Rd and track to Thornfield (Brian Leigh)
The flood water level here has been higher than the gateway threshold of the new house The Gables!

Enquiry Reference Number: 3416114

2 gullies blocked at junction of Fittons Close and Chapel Lane

Enquiry Reference Number: 3416115

Gully blocked at junction of Chapel Lane and track down back of bungalows on Wrenbury Heath Road

Enquiry Reference Number: 3416116

Gully blocked opposite end of Chapel Lane on Wrenbury Heath Road

Enquiry Reference Number: 3416120

Summary of them all with a map showing them all in same locality

the following comments accompanied the notification - In these days of lockdown walking is essential. It's becoming impossible because most of the roads are impassable when walking. There have been no problems in the last 40 years until regular emptying was stopped. These have not been emptied for ages. It's not just to do with heavy rain.

Further D. Lowe comments;-

"I have tried unblocking the gullies with a long bar. I can 'feel' that there is silt in the bottom of the gully - that's what is designed to happen. But they are designed to be emptied regularly so that the buildup of silt does not get so much that it goes down the drain from the gully. The gully outlet is several inches up from the bottom to retain the silt for a year or two - not forever !

The money saved in not doing the maintenance regularly will be far out-weighed by the cost of un-blocking drains in the future. It will also reduce the amount of road surface repairs that are required, due to less frost damage by water.

Something that perhaps the Parish Council Group Committee could lobby the council to reinstate to save the negligent waste of the council tax payers monies and improve our environment?
Further the gully's have been emptied but drains are still blocked.

6. Correspondence: Noted to members for their inspection and interest as follows:-

a. Cheshire East:

i. Covid Updates

b. Councillors: none

c. Parishioners:- none

d. Other

- i. Clerks and Councils Direct
- ii. CHALC Weekly newsletters

7. Accounts

I. Income since last meeting:- none

II. Accounts paid since last meeting – none

III. Accounts to pay at this meeting

- 1. Chq No 500086 Purchase Order 24
Information Commissioners Office – Date Protection Fee £40

The above account(s) were unanimously approved for payment on the prop., M. Hartland sec., R. Blackburn

8. Planning Applications:

I. Applications received since last meeting:-

As per 8/III below

II. Results of previous applications :

a.
20/5205N
Holly Bank, HEATLEY LANE, BROOMHALL, CW5 8BA
Application for Additional Environmental Approval to allow for the extension of
planning permission reference 17/2897N for conversion of the existing barn at
Holly Bank, Broomhall for residential use to allow for the extension of
planning
permission reference 17/2897N for conversion of the existing barn
for residential use
approved with conditions
b.
20/5006N
Whitegate Farm, SOUND LANE, SOUND, CW5 8BE
Construction of a wooden stable block
approved with conditions

III. Applications/Planning Matters before this meeting:

a.

Application No: **20/5853N**
Proposal: **Proposed siting of 9no. static caravans**
Location: **Sunnyside Touring Park, COOLE LANE, NEWHALL, CW5 8AY**
National Grid Ref: **364803.9899 345596.4162**

Please note a request for a representation from Ian Blakeman, resident, has been made to speak on this matter. On the prop., D. Tomlinson, sec., F. Wright this was agreed. After a very comprehensive outline of the issues associated, the Parish Council discussed further, and after consideration of the application, on the prop., D. Tomlinson, sec., Mrs JR Park it was agreed to object to the application for the reasons given to the meeting by Mr I. Blakeman.

Application number: **20/5853N**
Proposal: **Proposed siting of 9 No static caravans**
Location: **Sunnyside Touring Park, Coole Lane, Newhall, CW5 8AY**

Sound & District Parish Council would like to draw your attention to the historical Appeal decision (below) by Elizabeth Pleasant on the 4th of June 2018.

Appeal Decision

Site visit made on 4 June 2018

by Elizabeth Pleasant DipTP MRTPI

an Inspector appointed by the Secretary of State

Note! There was a decision made in 17/3932N which allowed the building BUT refused planning for additional driveway and hardstanding, as follows:

"Decision

1. *The appeal is dismissed insofar as it relates to construction of driveway and hardstanding. The appeal is allowed insofar as it relates to erection of toilet block and planning permission is granted for the erection of toilet block at Sunnyside Stables, Coole Lane, Audlem, Nantwich, Cheshire CW5 8AY in accordance with the terms of the application, Ref 17/3932N, dated 26 July 2017"*

On this basis alone planning permission **should be rejected**, the decision means future applications/proposals in this regard, would be in direct opposition to the above ruling, which clearly states no further hardstanding development, which is a requirement for "static" caravans.

The inspector goes on to cite the following reasons for the refusal:

"14. However, the proposed construction of a driveway and hardstanding on the existing area of grassland would have a significant urbanising impact on this rural area. The very nature of a touring caravan and camping site is its predominantly seasonal and transient use. It was clear from my site visit that the site can be utilised without the need for a permanent pitches"

" The use of this site for camping and the stationing of touring caravans would not be dependent on the construction of an estate road driveway and permanent pitches. The extent of those proposed works would not be appropriate for the scale of the permitted use. The proposed engineering works would result in the permanent erosion of an area of natural grassland which would have a harmful effect on the existing rural qualities of this area of the countryside.

15. I recognise that the Council has permitted caravan sites and the expansion of such sites in the local area. However, I do not know the exact circumstances of those cases and whether or not they are directly comparable to this case. In any event, each case must be considered on its merits. The scale of the permitted use on this site is limited. The proposed driveway and hardstanding would not be essential to the operation of the existing use and would be a permanent and harmful urbanisation of this rural area.

16. I conclude that the proposed driveway and hardstanding would have a significant and harmful effect on the character and appearance of the area. They would conflict with the development plan, and in particular with Policies PG6 and EG4 of the CELP and RT.10 of the CNRLP the aims of which are set out above. I also find conflict with Policy SD1 and SD2 of the CELP which aim to ensure, amongst other things, that all development respects the landscape character of the area".

This decision has been made on the "**merits**" of this site application, the decision made that more driveway and hardstanding will have a "*significant and harmful effect on the character and appearance of the area*" and the "*engineering works would result in the permanent erosion of an area of natural grassland which would have a harmful effect on the existing rural qualities of this area of the countryside*", this is a decision summary rejection in this specific application, as such this application is in opposition with the established Policies denoted above, this application must be rejected.

Urbanising Effects

Related to the "urbanising" effects referred to in this rejection, it is claimed by the applicant:

"5.3 It is noted that planning permission has recently been granted for four holiday lodge pitches (ref: 16/1239N) and four "Railway Wagon Glamping Units" at Overwater Marina Touring Park (ref: 20/3065N). Therefore, the principle of the acceptability of static caravans/lodges in the locality has already been established".

Sound & District Parish Council would take significant issue with this statement, each application must be considered on its own "merits" as stated in the above appeal decision by the Inspector, assessing the impact of this site, as such, whilst static caravans have been allowed on other separate applications not linked to this application, it has already been determined it is NOT appropriate for this application.

It is important to identify any/all other principal differences to other sites, which should be taken into account, firstly:

- The above site, Overwater Marina Touring Park, is remote, set far back into the countryside, the only visible impact from the road is the lane leading into the complex itself, which is several hundred meters into the countryside, none of the structures/barges is visible for the road.
- This is true also for the "Willows" and "Coole Acres Fishery"

Sunnyside Touring Park is entirely visible, the caravans only a few meters from the road and seen from the road to the north of the site and from Pinnacle Farm to the south, as such, there is a significant additional & immediate impact by the caravans in the site, to reiterate: ". a harmful effect on the existing rural qualities of this area of the countryside" **Elizabeth Pleasant DipTP MRTPI.**

- Secondly, the sites target activities are distinctly different, both Cool Acres Fishery (*fishing*) and the Overwater Marina (*Barging*) are by nature a "quiet seeking" community, unlike this development in sharp contrast, (*especially school holidays*), there is a significant increase in children noise, excessive interaction with the neighbours from Coole Lane and the road to Coole Acres Fishery.

This "noise" is NOT contained on this site, it spills out into the immediate community, wildlife and biodiversity

Sound & District Parish Council recommend before considering this application, the site is assessed in the Summer holidays to assess the interference, noise/general pollution. This site, should not be treated the same, as a site visible from the road, "permanent" caravans would be visible even when, during eight months of the year, they are mainly empty, non-permanent caravans at least can remove their visibility.

Flood Risk

Much has been documented over the last few years about the applicants developments in relation to Flood Zones 1, 2 and 3, I have extracted and copied the following from previous submissions from this site:

"Dear Gareth,

Application No: 18/1707N

Proposal: Provision of 10 additional touring caravan pitches, construction of new amenity block and associated works

Thank you for consulting the flood risk management team on the above application. We have no objections in principle to the proposals as long as no tents or caravans are situated within flood zones 2 or 3.

Should you wish to discuss the above application please do not hesitate to contact me.

Kind Regards,

Gareth Dugine

Flood Risk Technician"

This email from the Flood Risk Technician, expressed concern of having tents and caravans in Zones 2 & 3, however, the next application 19/3665N (below), went deeper, as follows:

"From: GASKELL, Joseph

Sent: 08-Oct-2019 15:49

To: TAYLERSON, Gareth

Cc: LLFA Planning Applications

Subject: [OFFICIAL] RE: 19/3665N Sunnyside Touring Park, COOLE LANE, NEWHALL, CW5 8AY

Dear Gareth,

Application No: 19/3665N

Proposal: Change of use for 14 No. Additional Touring Caravan Pitches.

Location: Sunnyside Touring Park, COOLE LANE, NEWHALL, CW5 8AY

Thank you for consulting the flood risk management team on the above application, we have reviewed the proposal and have no objections in principle, however please take notice of the following comments.

Finnaker Brook is a main river that runs to the north of the property, causing some of the area containing the proposed pitches to lie within Flood Zone 3, whereas the rest of the area lies in Flood Zone 2 whilst also having a medium - high flood risk. As the developer isn't proposing any permanent dwellings in this area, we have decided to agree with the Environment Agency and raise no objections to this proposal".

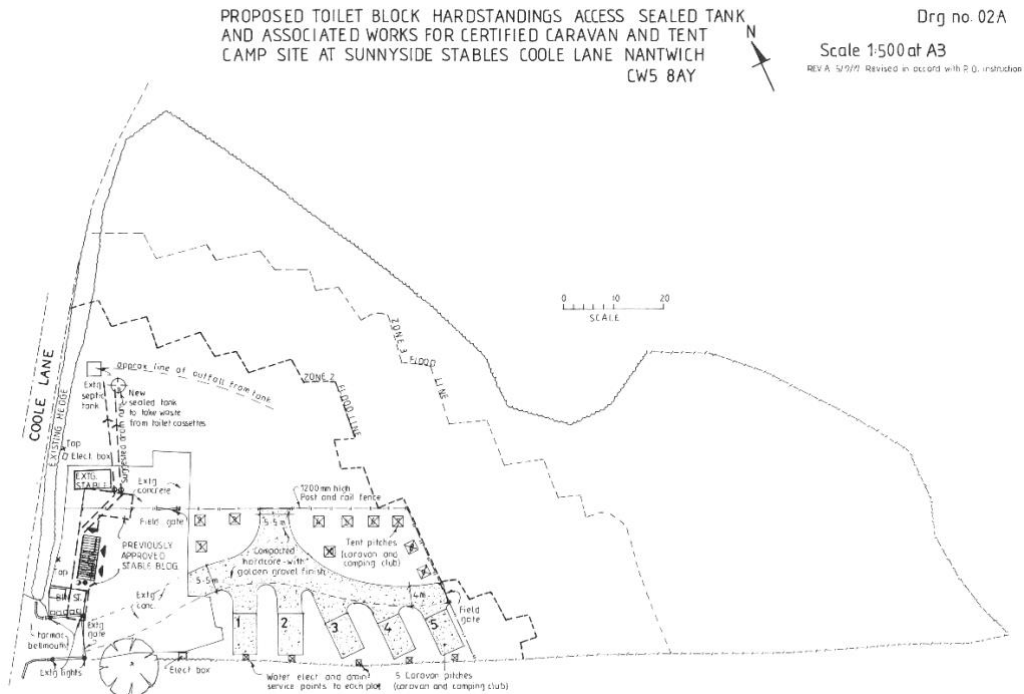
The applicant has now submitted plans for "9 static" permanent dwellings, in these Zones, on this basis the application should be rejected.

Flood Zone Demarcation Lines

Sound & District Parish Council wish to seek clarity on confusion over the Flood Zones.

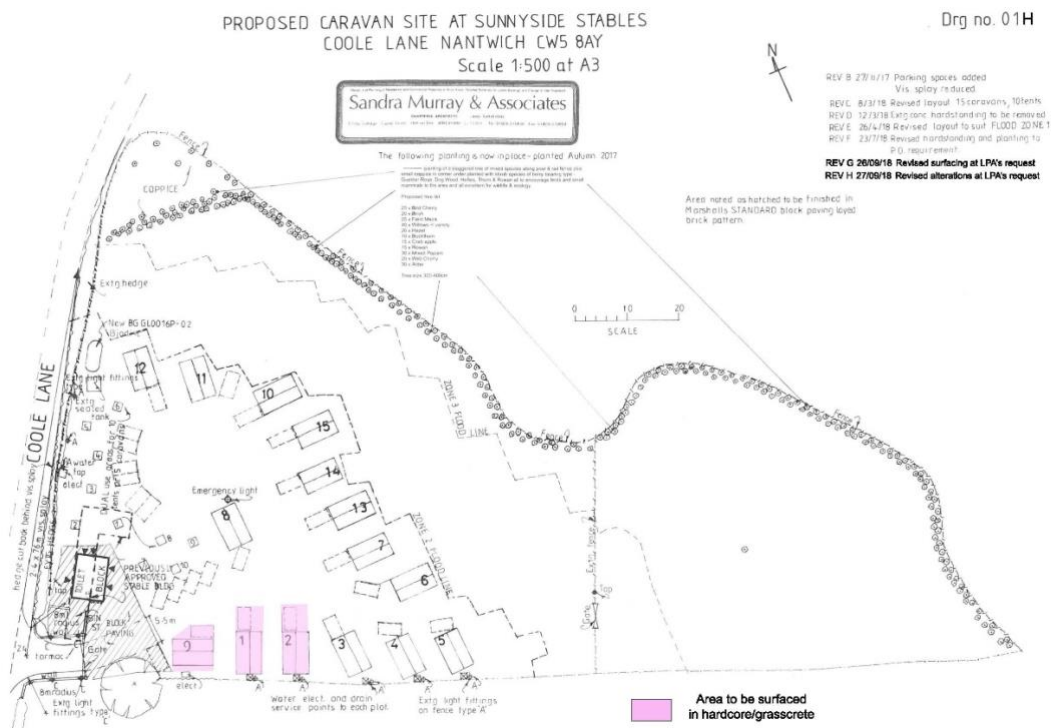
Attached the proposers **own plans** for the siting of the hardstanding/statics, in relation to flood Zones 1, 2 and 3.

Plan ONE - Five caravan site



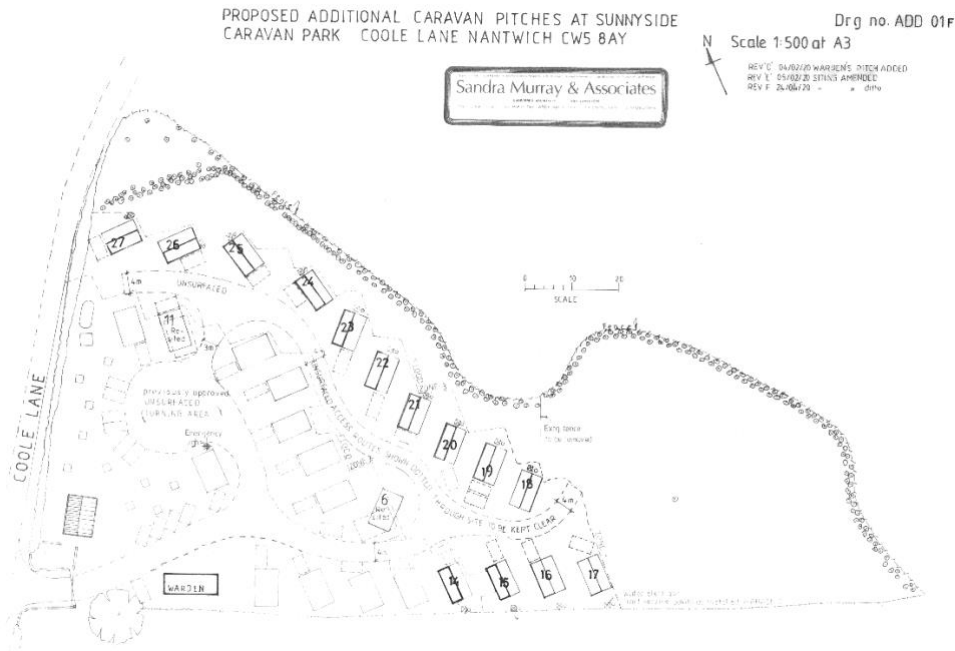
Flood Zone 1, 2 and 3 clearly marked on the applicants drawings.

Plan TWO – Additional 10 caravans



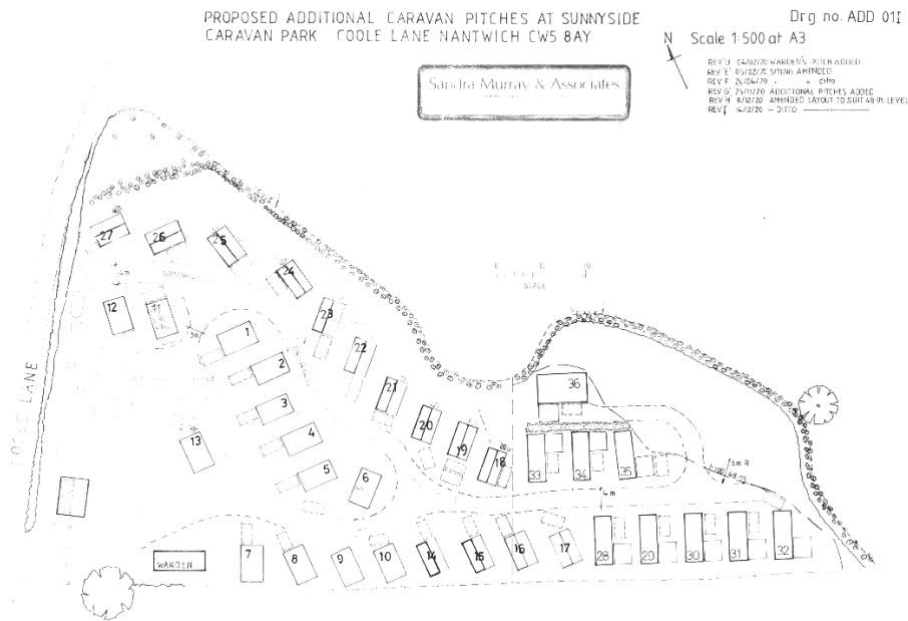
The proposed additional caravans remain within Flood Zone 1, but we can clearly see Flood Zones 1, 2 and 3

Plan **THREE** – The approval to move into Flood Zone 2



This development moved into Flood Zone 2, the caravan pitches consistently reflecting the boundary of each Zone.

Plan **FOUR**-The Current Proposal



Zone 1, 2 and 3 boundary markings are now missing, if were to superimpose this layout onto the previous three plans, the caravans would all be in Zone 3.

The assessor must seek independent methods of confirming the Zone Lines especially 3, if the previous plans are correct, then this application should be rejected.

Flood Zone Compatibility Chart

The chart below is available on the Government web site but has also been provided by the applicant, development which indicates where "Development should not be permitted":

Table 3: Flood risk vulnerability and flood zone ‘compatibility’

Flood risk vulnerability classification (see table 2)	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓
	Zone 3a	Exception Test required	✓	*	Exception Test required
	Zone 3b functional floodplain	Exception Test required	✓	*	* *

Key: ✓ Development is appropriate.
* Development should not be permitted.

Notes to table 3:

This table does not show:

- a. the application of the Sequential Test which guides development to Flood Zone 1 first, then Zone 2, and then Zone 3;
- b. flood risk assessment requirements; or
- c. the policy aims for each flood zone.

On the basis of historical recommendations submitted by the various Government bodies and experts, building on Zone 3 should be refused, as such this application should be rejected.

Actual Flooding

Sound & District Parish Council would also like it noted that the applicant suggests that there is no “known” flooding in the last nine years, I would like the assessor to take into consideration the flooding of last year and more recently on Thursday the 21st of January 2021, where Government official figures put Sunnyside Touring Park at the **“Highest Recorded Level”**, please see the extract directly off the Gov site:



Sound & District Parish Council would also like the assessor to take into account future "Climate Change" to futureproof any further development.

On the basis of this, Sound & District Parish Council believe the application should be rejected.

Wildlife & Biodiversity

As reported in the comments on a previous Sunnyside Touring Park Planning Application 18/1707N, documenting the existence of Great Crested Newts present at Pinnacle Farm & Coole Acres Fishery, because of the migratory pattern of the GCN they are present on the lands being considered for development, to the edges of the river Finnaker Brook the length of the applicants property to the north.

For clarification:

Appeal Ref: APP/R0660/W/18/3196363

Sunnyside Stables, Coole Lane, Audlem, Nantwich, Cheshire CW5 8AY

"21. From evidence provided by third parties and in view of the presence of standing water in close proximity to the appeal site, there is sufficient reason to lead me to conclude that the area of grassland where the caravans and tents are located maybe a suitable habitat for great crested newts. In view of my findings on the proposal to construct a driveway and hardstanding on this area, this is not a matter that I need to address further. However, if the circumstances leading to a grant of planning permission had been present, in the absence of a specific survey relating to great crested newts, it would not have been clear whether the development could proceed without any impact or whether impacts identified could be made acceptable through mitigation measures. Such matters should be considered prior to planning permission being granted for development in accordance with advice in Circular 06/2005, Biodiversity and Geological Conservation –statutory obligations and their impact within the planning system".

by Elizabeth Pleasant DipTP MRTPI

Inspector appointed by the Secretary of State

GCN's live and hibernate on land and breed in the water, the area being proposed is subject to severe disturbance to the environment for this protected species, along with Barn Owls, bats and buzzards present very nearby, thrive in the damp nature of area.

"Great crested newts are fully protected under UK and European legislation:

- *Bern Convention 1979: Appendix II Strictly Protected Fauna Species*
- *Wildlife & Countryside Act (as Amended) 1981*
- *The Conservation of Habitats and Species Regulations 2017 (Regs) (The Conservation of Habitats and Species Regulations 2017 transposes into UK law the EU Habitats Directive Council Directive 92/43/EEC)*
- *Countryside Rights of Way Act 2000 (CRoW 2000)*

*These laws make it **an offence** to do the following to great crested newts through all stages of their life cycle:*

- *intentionally or recklessly (CRoW 2000 extends the offence in section 9 (4) of WLCA to cover reckless damage etc.) damage, destroy, or obstruct access to, any structure or place which great crested newts use for shelter or protection (wording in WLCA)*
- *intentionally or recklessly (CRoW 2000 extends the offence in section 9 (4) of WLCA to cover reckless disturbance) disturb great crested newts while occupying a structure or place which it uses for that purpose*
- *damage or destroy a breeding site or resting place (Regs)"*

The current Planning Application being considered **may** breach these laws if GCNs are present as this application takes the proposer closer to the river edge.

"If there is evidence that the law has been broken or is about to be, the police should be informed, the best contact being a Police Wildlife Liaison Officer.

If you are developing a site and great crested newts are discovered after development has commenced, all works should be halted until great crested newt surveys have been undertaken and appropriate measures taken to protect the newts on site. Remember that if great crested newts are present, it would be an offence to proceed with works without an appropriate license. We can organise a survey and undertake mitigation works for you such as newt fencing – please contact us.

Ring-fencing contains the newts during the development to protect them from machinery and other operations. This method is only appropriate if the site will remain suitable for the newts once development is complete. If the site is not to be suitable then the newts will need to be translocated to another suitable site. This also employs ring-fencing but should only be considered as a last resort as translocations are not always successful and the methods are costly in both time and money".

This site has expanded under additional planning applications, a full survey for GCN's is carried out, independent from the proposer, taken at a time when GCN's are not hibernating, to fully understand the damage that will be done, the above law applies".

Bio Diversity

Cheshire East published "Corporate Plan" set to achieve the "Strategic Outcome" for rural locations, it identifies four of the key planks to a successful rural mix are:

- *Wildlife/Biodiversity*
- *Air Quality, Flood Risk, Climate*
- *Environment, Landscape, GI & Greenspace Strategies*
- *Agri-Environment*

, There is one plank covering commerce:

- *Economic Strategies*-If the applicant is truly concerned about local businesses, trade and economic growth, then the local businesses community will be **equally** serviced if the applicant incorporates nine **non-static** caravans.

If there really is an appetite for the assessor to allow this expansion on the grounds of business and economic growth, then nine "non-statics" achieves both business/commerce within the community AND minimising the damaging impact of the "static" development causing "*permanent and harmful urbanisation of this rural area*"
Elizabeth Pleasant DipTP MRTPI.

At this point Sound & District Parish Council would seek confirmation over the length of time visitors can stay, the currently approval time scale is:

"No person(s) shall occupy the caravans/tents hereby approved for a continuous period of more than 28 days at a time and they shall not be reoccupied by the same person(s) within 28 days following the end of that period. An up to date register of the names of all occupiers, including their main home addresses shall be maintained and the information made available upon request for inspection by the Local Planning Authority. For clarity this restriction relates to each individual booking rather than limiting the use to solely no more than 28 days in a calendar year.

Reason: *To allow the LPA to retain control regarding the occupation of the caravans/tents hereby approved and to prevent use.*

5. The caravans and tents shall be occupied as holiday accommodation only, and shall not be used as a main or sole residence.

Reason: *To prevent the use as independent dwellings contrary to open countryside policies"*

Additional note, the proposed "static" caravans will be visible all year round, even when they're empty, the benefit of "non-static" caravans, is when they are not occupied, they are removed from the site, which helps keep the balance and visual impact to a minimum, especially keeping in mind the close proximity of the road.

Cheshire East Rural - Action Plan

The Cheshire East's own current policies for "Rural Life" is encapsulated as follows:

"Whatever the definition, the rural aspect of Cheshire East is significant in terms of population, economic impact and its contribution to the borough's Quality of Place".

1. Developing a Rural Action Plan

The rural area is also part of Cheshire East's 'quality of place', contributing to economic well-being by offering characteristics that are part of the area's distinctiveness. Studies have shown how quality of place influences locational decisions with innovators and entrepreneurs attracted to creative, cultural and beautiful places.

Sound & District Parish Council would draw the assessors attention to the ruling in the Appeal Decision:

by Richard Clegg BA(Hons) DMS MRTPI - Appeal Ref: APP/R0660/W/15/3131662

Application 14/2714N

24. I conclude that the proposed development would have certain adverse effects on the character and appearance of the area, and in consequence it would conflict with Policy BE.2 of the Local Plan, and Policies SD 2(1)(iii) and SC 7(2)(viii) of the emerging Local Plan. There would be significant harm to the character of the surrounding area, emphasised by the scale of the development in relation to the nearest settled community. Insofar as visual amenities are concerned, adverse effects would be material until perimeter screen planting became fully established. During this period, there would be significant harm in respect of views from Coole Lane to the north of the site. I consider that this would amount to visual encroachment into the countryside, and thereby conflict with Policy RES.13. In addition, I give moderate weight to the impact on visual amenities from some nearby dwellings, and limited weight to that from the footpath to the east. For these reasons the proposal would conflict with the policy in paragraph 58 of the NPPF for developments to respond to local character and reflect the identity of local surroundings.

Drainage

The applicant is recommending significant infrastructure implementation, specifically:

"The new 9 statics will have a localised drainage system into a double manhole system – 1 manhole as a catchpit and one manhole with a submersible pump plus a rising main to the sewerage treatment unit"

This will collect the effluent underground, at the lowest point on the site (near or in Zone 3), then it will be pumped into the existing system, (an unnecessary function of non-static caravans).

The applicant has stated in their "planning Policies" that the site is "seeking positive improvements" of the "natural and historical environment" static caravans take from its environment which cannot contribute to these values as such the points made by the applicant is moot, the applicant should consider adding dividing trees and shrubs to minimize the current visual impact and add back to what has been removed, please refer to the pictures on their own submission, which shows internal pictures of an open site, the "area of grassland would have a significant urbanising impact on this rural area" **Elizabeth Pleasant DipTP MRTPI..**

Coole Lane Congestion

Multiple comments and criticisms have been levelled about the traffic on Coole Lane, this comes in multiple forms:

- **Quality of the road** - is well documented and a subject ongoing discussion and scrutiny essentially:
 - The finish of the surface is of a very poor quality/standard
 - Degrading edges, with pooling ensuring continued degradation
 - Ongoing pothole issues throughout the length of the road
 - Multiple "same place" repairs.
 - Narrow in several places along the length of the road.
- **Traffic** - there are:
 - Residents vehicles
 - Heavy farm traffic
 - Trucks and lorries for transport of produce in and out
 - School traffic
 - Marina traffic movement

- Additional Visitor camping
- Coole lane is a cut through to Audlem
- **National cycle route**
- **Walkers** on the road without pavements
- **High speed** "pinch points"

Non-residents are often outnumbered, whilst this application is limited to this site, this expansion increase pressures a poorly maintained road, with excessive activity, this is a small country lane, which seems to get lost on some applicants chasing their agenda, exacerbating the decline in road conditions, dangers to walkers/cyclists as well as the peripheral impact on the countryside/wildlife, it is for the wellbeing of all involved to take a breath and look at where this is going.

b.

Application No: **21/0196N**
 Proposal: **Detached leisure building**
 Location: **THE BARN, Dairy House Farm, COOLE LANE, AUSTERSON, CW5 8AT**
 National Grid Ref: **366731.8003 348262.1476**

Clerk reported he had received an objection from a local resident in relation to this application.

After consideration of the application, on the prop., R. Blackburn, sec., Mrs J.R. Park it was agreed to object to the application – the application is intrusive in its proposed location due to the size of the development applied for.

c.

Application No: **21/0179N**
 Proposal: **Outline planning permission for construction of a one bed retirement bungalow for local resident**
 Location: **THE GARDEN PLOT, NEWTOWN ROAD, SOUND**
 National Grid Ref: **362545.8347 347956.6607**

After consideration of the application, on the prop., D. Tomlinson, sec., M. Hartland it was agreed to support the application by a majority decision (one abstention)

IV. Neighbourhood Plan: reported that:-

- the plan is now with Cheshire East
- There will be a need to refund the unspent grant in March and then reapply for funding in April.
- Clr Bailey asked the Plan should consider an additional section on Tourism along Coole Lane and Austerson.

9. Sound Common Report: Clerk reported re road further from Mark Arnold, Countryside Ranger - I managed to get down to look at the common today. I had a look at the access track to 'Red Lion' and it has definitely not been widened. There is some new limestone along its length, but this is covering the trench dug to install the electric cable to the new automatic gates, and filling wheel ruts.

No reply from CE as to whether permission had been given for this work, and no acknowledgment from Suddenstrike either.

10. Police Report: no report

11. Next Meeting: - proposed date of next Parish Council Meeting – End of March

Meeting closed