

DRAFT MINUTES OF ALPRAHAM EXTRAORDINARY PARISH COUNCIL MEETING

Held in Calveley Chapel on Monday 12 June 2017

Present: R Wilson (Chair); Cllr P Howson (Vice Chair); A McLennan; S Crank; S Sparks; J Crook; ; M Jones; Clerk: S Stockton; Mr R Dawson, Resident

Community Questions – No Community Questions

74/17 Apologies for absence: Cllr E McElroy

75/17 Declarations of Interest

76/17 Planning Application 17/2390N Vine Tree Farm, Chester Road – 2 x two storey dwellings and 1 x three storey dwelling at the rear of the site

This item was discussed and the following comments were agreed to be sent to Cheshire East Planning:

The Parish Council is keen to stop building in open countryside. Is the land considered to be a brownfield site or is it in open countryside?

Does the Village Green Development set a precedent for allowing building further back from the existing building line? In Alpraham, in Cheshire East or not at all?

Where does the road in the proposed development lead to?

It is understood that a pond may have existed in or around the proposed site. Has a habitation survey been completed to determine whether newts remain near the proposed site?

The individual sewage system approach is already struggling to work properly with the number of houses in the village with badly maintained systems.

What consideration has been given to the impact that the construction of these properties will have?

77/17 Planning Application 17/2361 Paddock adj. to Willows - 2 new 4 bed dwellings

This item was discussed and the following comments were agreed to be sent to Cheshire East Planning:

Would the proposed property be too close to Bunbury Road to allow safe access and visibility for motorists?

Is the proposed construction considered to be infill? If so, APC would not object to the approval of this application on the basis that the proximity to Bunbury Road is safe for motorists.

The individual sewage system approach is already struggling to work properly with the number of houses in the village with badly maintained systems.

What consideration has been given to the impact that the construction of these properties will have?

78/17 Planning Application 17/2026 Rear of Tollemache – Proposed New 5 bed dwelling

Alpraham Parish Council is keen to stop building in open countryside.

Is the land considered to be in open countryside?

Is the proposed access through the Tollemache pub car-park acceptable?

The sewage system approach is already struggling to cope with the number of houses in the village, what consideration has been given to the impact the construction of this property will have?

Has application 16/5693N set a precedent for allowing building further back from the existing building line?

The applicant is an agricultural worker and is an active manager of a farm. If the land is considered to be in open countryside then the Parish Council would support this application with the addition of an agricultural tie.

79/17 Planning Application 17/2721 Amberlee, Bunbury Road – 4 detached dwellings

Alraham Parish Council is concerned at the number of houses being considered given the size of the plot of land and would suggest that two or maybe three properties would be a more reasonable number.

Access onto the A51 has continued to be a major concern for the Parish Council

The individual sewage system approach is already struggling to work properly with the number of houses in the village with badly maintained systems , what consideration has been given to the impact the construction of these property will have?

Is the proposed construction considered to be infill or a garden development?

The Parish Council would not object to the approval of this application on the basis that access to the A51 is safe for motorists.

80/17 Date of Next Meeting – Tuesday 25 July 2017
(Agenda Items by 17 June 2017)

Signed: Chair

Clerk

Date:.....