

**MINUTES OF THE MICKLE TRAFFORD & DISTRICT PARISH COUNCIL
PLANNING COMMITTEE MEETING HELD ON
MONDAY 1st DECEMBER 2025 AT 7.00PM
AT THE VILLAGE HALL**

PRESENT:

Cllr J Spence – in the Chair, Cllr Rowlands, Cllr P Byrne, Cllr M Parker, Cllr J Stockton and Cllr I Jones
Mr Derek Bowker – Parish Clerk.

Item 01 To invite Members of the Public to raise issues:

None present.

Item 02 To accept apologies.

None received.

Item 03 Declaration of Interest

Cllr Parker - Village Hall

All as per "Notification of Interests"

Item 04 To accept the Minutes of the Meeting held 3rd November 2025.

It was proposed by Cllr Parker, seconded by Cllr Jones and agreed by all eligible to vote that the minutes were accepted.

Item 05 To consider the latest Planning Application.

RESOLVED - Consideration of the latest Planning Applications.

Reference	Proposal:	Location:	Parish
25/03332/PIP	Residential development of up to 9 homes	Land at Warrington Road Mickle Trafford	

The Parish Council were not able to get an extension to the comments date and it was agreed that they would defer comments to Cllr Spence

The site comprises open land lying wholly within the North Cheshire Green Belt. Mickle Trafford is a 'washed over' village within the Green Belt and Green Belt policies are applicable to all development in the village

The Parish Council requests that consideration be given to the cumulative impact of the volume of proposals for dwellings on the outskirts of the village.

The application should be refused because:

1. The site is currently designated as Green Belt - the proposal is therefore by definition inappropriate development. The application would lead to harm to the Green Belt that is not clearly outweighed by public benefits. The development is contrary to national and local Green Belt policies. No case has been made for the 'Very Special Circumstances' that might make this development acceptable in planning terms, and no VSC apply in this case.
2. The application is premature - the replacement local plan is currently subject to a Rule 18 consultation. Key strategic option A is 'Retain Green Belt.' Approval of this application would clearly prejudice the adoption of this option and render the Council's deliberations redundant
3. Highways - the single access point emerges directly on to Warrington Road at a point where a 50mph speed limit is in place. It will create additional hazard for road users.
4. Safety of schoolchildren ' The proposed development will create an additional crossing on the 'safe walking route' for Upton High School.
5. Housing need 'There is no evidence of housing need within Mickle Trafford and the immediate surroundings. In fact the Rule 18 consultation documents suggest that Mickle Trafford will not be identified as an area for future growth.
6. The development would lead to ribbon development and would set a precedent for further such applications in the future

Derek Bowker

Reference	Proposal:	Location:	Parish
25/02495/OUT	Key Agricultural Workers Dwelling	Land at Chester Road Dunham on the Hill	
At the Mickle Trafford and District Planning Committee held on the 3 rd November it was proposed by Cllr Rowlands, seconded by Cllr Spence and agreed by all eligible to vote The Parish Council feel it is important that documentation is provided to show the need for this proposal on this small parcel of land.			

Reference	Proposal:	Location:	Parish
25/02310/FUL	Two storey extensions and alterations to Existing dwelling including render and roof lights	Ash Hey Farm Ash Hey Lane	
At the Mickle Trafford and District Planning Committee held on the 1 st December it was proposed by Cllr Spence, seconded by Cllr Rowlands and agreed by all eligible to vote that the Parish Council had no objections.			

Reference	Proposal:	Location:	Parish
25/02901/FUL	Demolition of existing building and the erection of 13 dwellings, access and landscaping	Silverdale Park Station Lane	
At the Mickle Trafford and District Planning Committee held on the 1 st December it was proposed by Cllr Spence, seconded by Cllr Rowlands and agreed by all eligible to vote that the Parish Council object strongly on the following grounds			
<ol style="list-style-type: none"> 1 The loss of an employment site which provides services to the local community 2 The loss of jobs which are currently provided by the existing activities at the site. 3 The development is contrary to green belt policies and does not comply with the limited criteria that are held to be acceptable development within green belt 4 The development is premature pending the development of the local plan. 			

Item 06 Unresolved Enforcement Issues.

25/00019/EOPDEV Witherwin, Warrington Road

No further information has been received since the last meeting.

**Item 07 DATE AND TIME OF NEXT MEETING – Monday 5th January 2026 at 7.00pm
in the Village Hall**

Meeting closed at 19.17.

Signed.....

Dated.....

Derek Bowker