

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

PRESENT:

Cllr J Spence – in the Chair, Cllr Rowlands, Cllr M Parker, Cllr P Byrne, 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 D Rowlands – Planning Application 25/01990/FUL

Cllr Parker - Village Hall

All as per “Notification of Interests”

Item 04 To accept the Minutes of the Meeting held 7th July 2025.

It was proposed by Cllr Rowlands, seconded by Cllr Parker 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
25/01383/FUL	Erection of detached house (New amended plans, including redesign of roof with verandah, alterations to cladding, inclusion of outside pool)	Land Adj to Avalon Mannings Lane Hoole	
At the Mickle Trafford and District Planning Committee held on the 1st September it was proposed by Cllr Spence, seconded by Cllr Jones and agreed by all eligible to vote that the Parish Council would make the following comments. This application needs to be viewed in the light of the history of similar applications and the change in planning policy over time. Although not shown on the planning history database the applicant has supplied details of two previous applications. Application 6/3372 was decided on appeal where an Inspector concluded, in November 1977: 5. I have considered whether the appeal site has been appropriately included in the proposed green belt, but I find no reason to question its inclusion for the time being, pending a decision on the green belt proposals as a whole. It seems to me that residential development to the north-east of Long Lane in this area is sporadic and unrelated to the main residential settlement to the south-west. In my opinion the proposed development, although for one dwelling only on a large site, would not be rounding off of development but an unacceptable extension of residential development into a rural area. Application 6/15610 in 1986 was refused because: 1. The site lies within the North Cheshire Green Belt. Within this area the Chester Rural Area Local Plan lays down (policy GB1) that planning permission will not be given, except in very special circumstances for the erection of new buildings, or the change of use of existing buildings other than for the purpose of agriculture, forestry, outdoor sport; and recreation, cemeteries institutions standing in extensive grounds, or other uses appropriate to a rural area. The current proposal does not fall any of the above categories nor are there, in the opinion of the District Planning Authority, any very special circumstances whereby an exception may be made. 2. The proposed development would result in an undesirable extension of the urban area out into open countryside detrimental to rural amenity.			

Derek Bowker

02/09/25

Meeting Ref: 2025/23

Whilst the policies have changed the actual site is very similar to that upon which the above decisions were based.

The applicant quotes cases which they argue for a precedent but each case is judged on its individual merit and we argue that the previous applications on the same site carry more weight than similar case on other land.

The applicant admits that the site is in the Green Belt but tries to argue that it benefits from one of the exemptions in the NPPF, and subsequently carried through to the Local Plan, that is para, 149' of limited infilling in villages.

Firstly they argue that the site is in a village called Hoole Village. The 1977 decision shows that the site is not related to the housing on the other side of Long Lane.

A search for Hoole Village on Google Earth reveals an predominantly agricultural area with sporadic housing and no identifiable centre. The sports field frontage does not constitute a built up frontage and beyond is a further dwelling and then open fields up to the motorway.

In view of this the proposal is contrary to policy STRAT 9 of the Cheshire West and Chester Local Plan despite the arguments made in the accompanying planning statement.

No case has been made that one dwelling is required to support the minimum levels for housing as set out in policy DM 19.

In summary, in line with the decisions reached in previous refusals of 6/3372 and 6/15610 this application would result in an extension of built form into the Green Belt in contravention of the NPPF and policy STRAT 9 of the Local Plan.

The reliance on the quoted precedents is insufficient to outweigh the decisions previously reached on this land.

The site is not in a village and does not form part of a built-up frontage.

This application is over development of the plot and is inappropriate in the green belt

The Parish Council therefore object to this proposal.

Reference	Proposal:	Location:	Parish
25/01990/FUL	Side extension at first floor over existing, single storey front extension	Mill Cottage Mill Lane	
It was proposed by Cllr Spence, seconded by Cllr Jones and agreed by ALL eligible to vote that the Parish Council had no objections to this application.			

Reference	Proposal:	Location:	Parish

Item 06 Unresolved Enforcement Issues.

25/00019/EOPDEV Witherwin, Warrington Road

The Parish Council reported this matter to CWaC seven months ago and have just been advised that the issue is still in a queuing system and will be dealt with as soon as possible.

Item 07 DATE AND TIME OF NEXT MEETING – Monday 6th October 2025 at 7.00pm in the Village Hall

Meeting closed at 19.12.

Signed.....

Dated.....

Derek Bowker

02/09/25

Meeting Ref: 2025/23