

**Minutes of the Extraordinary Meeting Held at 5.00pm on Friday 30th January
2026**

Present

Councillors Jackson, Binyon, Dutton, Painter and Wilson.

In attendance:

G Parker (Parish Clerk)
Approximately twenty members of the public

25.084 Apologies for absence

Councillors Corlett and Sherry.

25.085 To note declarations of members' interests

None.

25.086 Public Participation: A period not exceeding 10 minutes for members of the public to ask questions or submit comments (at the Chairman's discretion).

Several members of the public commented regarding their objections to Planning application 25/04050/PIP.

The comments referred to

- The flood risk on part of the site
- The harm to the adjacent Conservation Area
- The low density of existing housing
- The caused to a Priority habitat
- Inadequate consultation – school not consulted.
- Non-compliance by applicant regarding previous matters
- The conflict of the proposed development with the Local Development Plan
- The unsuitability of the proposed access

The Chair extended the period of public participation by five minutes.

A further comment was received that the environmental damage has already been done.

The Chair asked whether anyone was in support of the application and received no positive responses.

Signed

25.087 To consider planning application 25/04050/PIP Barn House the Cobbles and finalise feedback from the Parish Council.

Councillor Jackson described the background to the consideration of this item and set out the comments submitted by Councillors who were not present.

Councillor Dutton left the meeting during the consideration of this item.

Resolved that: -

The initial comments submitted by the Council to Cheshire West and Chester Borough Council be replaced as follows: -

- **Impact on historic setting:** The development is more than a like-for-like replacement; it effectively introduces a small housing estate adjacent to the conservation area and close to the village's historic core, which contains a cluster of five listed buildings. Part of the site (The Barn House) lies within the conservation area and the remainder adjoins it.
- **Policy and land use:** The proposed dwellings are substantial in scale and largely occupy previously undeveloped land, which does not align with parish planning policy. No provision is made for affordable housing.
- **Flood risk:** Plots identified as Units 3 and 4 appear to be located on a flood plain and require thorough flood-risk assessment.
- **Highway safety:** The proposed access onto Crown Lane, whilst preferable to The Cobbles, raises concerns because of school-time queuing, a nearby blind bend, and a narrow bridge, all of which could compromise junction safety. There are reports of incidents of "road rage" which illustrate the highway and traffic problems in this location.
- **Environmental impact:** Further tree clearance will be necessary, with consequent negative effects on local biodiversity and landscape character.
- **Construction management:** The self-build approach across multiple plots is likely to prolong construction and increase disruption to the village.
- **Noise disturbance:** Should this development proceed, it would result in unacceptable levels of noise in the vicinity.
- **Pedestrian access:** There is no footpath on the highway adjacent to the site of the proposed development.
- **Permission in Principle:** This type of application does not restrict the number of dwellings to four. The Parish Council does not support an approach that does not curtail the number of dwellings. The Parish Council believes that the application site is too large to be eligible for Permission in Principle.
- **Consultation process:** The Parish Council believes that the consultation process has been inadequate.
- **Highway Improvements:** Should the application be approved the Parish Council request that a contribution is made from the development to finance highway safety improvements in the vicinity.

- **Preferred delivery model:** The Council prefers a single builder or developer to construct all units to ensure a coherent architectural theme and to minimise prolonged disruption.
- **Mitigation requirements:** Should the scheme proceed, the Council requests:
 - a detailed heritage impact assessment and design measures to protect the conservation area and listed buildings;
 - a comprehensive flood-risk assessment and any necessary mitigation;
 - a robust arboricultural and biodiversity mitigation plan;
 - a traffic and safety assessment for the proposed Middlewich Road junction and a construction management plan that minimises disruption.