

LITTLE BUDWORTH PARISH COUNCIL

Minutes of a special meeting held on Wednesday 16 July 2014 in the Village Hall

Present: Mrs C Cowap (chairman), Ms G Fairhurst, Miss J Hales
Mr R Hall, Mrs K Lawson and Mr P Robinson.

In attendance: Mr G Cookson – clerk to the council
42 members of the public.

1. PLANNING MATTERS

Application

APP NO: 14/02637/OUT

PROPOSAL: Outline Planning Application for 17 residential dwellings including means of access layout and scale.

LOCATION: Land adjacent to waters reach, Mill Lane Little Budworth

The council objects to this proposal on the following grounds:

- The LPA has received a number of objections to this proposal from local residents and without repeating all the points made by those individuals the parish council supports their concerns.
- This development is in open countryside, is a greenfield site and, therefore, is not a location where development will be presumed.
- The council is concerned about the adverse visual impact on the village which this proposal will create, located as it is at one of the highest points within the village. Moreover, the impact on the Little Budworth Conservation area does not appear to have been taken into account by the developers.
- The proposal does not accord with the former Vale Royal Borough local plan or the emerging Cheshire West and Chester plan which states that development will be concentrated on the major population areas and not in villages like Little Budworth. Little Budworth is in tier 3 for development which assumes no allocations for housing except for rebuilding and other limited small scale developments. This proposal is not small scale consisting as it does of nearly 5% of the existing housing stock in the village
- This development does not meet any sustainability test. The developers have stated that the proposed development is on a bus route. Whilst this is true what they have neglected to mention is that the bus only runs 3 times a week at times which are totally unsuitable for anyone to get to work or school. There are not "... good public transport facilities ... [which] ... ensure this development is sustainable...". Thus all journeys from the development for employment purposes will need to be by car. Additionally, Little Budworth does not have a shop (as implied in the developer's brief) nor any other local services
- To allow this development would bring about the loss of used (not unused) agricultural land and adversely impact on the bio-diversity of the area.

- At least two of the statutory consultees (English Heritage and Environment Agency) have lodged objections to the development.
- The LPA has already identified this site (ref TAR0019/S) in its Strategic Housing Land Availability Assessment as not being suitable for development on the grounds that it is not within/ adjacent to main urban area or key service centre.