



**Minutes of Wincham Parish Council Planning Sub Committee  
held at The Community Centre, Wincham on Wednesday 4 August 2016 at 7.30pm.**

**Present: Cllrs Barker, Parr, Turner, Casson, Pugh, Makepeace and May  
Clerk: Naomi Morris**

**1. No apologies were sent.**

**2. Declarations of any**

- a) **disclosable pecuniary interests or**
- b) **other disclosable interests**

**as required under Chapter 7 of the Localism Act 2011.**

Cllr Turner declared that he had been employed to secure the site by the owners.

**3. To consider the following Planning application:  
16/02880/OUT**

Site Address:	<b>Black Greyhound Hotel Hall Lane Wincham Northwich Cheshire CW9 6DG</b>
---------------	---

Proposal:	<b>The demolition of existing buildings and the erection of eight residential dwellings, six apartments, a doctor's surgery and associated infrastructure works.</b>
-----------	--

at <http://pa.cheshirewestandchester.gov.uk/online-applications/>

*Resolved to request rejection of the application and that the following be communicated to CWAC:*

- 1. That the application must be rejected unless there is written evidence within the application of official consultation between the applicants and the HSE since the planned development falls within the designated Consultation Zone of the Exclusion Zone established under reference 11/04377/HAZ (as handled by CWAC by officer John Sutcliffe).*
- 2. Should there be the necessary written evidence required above, that the application should still be rejected since it falls within greenbelt and there are no circumstances that could be considered exceptional to allow an infringement of greenbelt.*

*Specifically, the Parish Council made the following observations:*

- i. A doctor's surgery was only one of a number of suggestions made at a public meeting by members of the public. The Parish Council believes the proposal is unscientific and that there is no evidence provided that the site would be sufficiently large to house a surgery (with its necessary ancillary services etc), nor that there are any doctors wishing to take up residence, nor that the proposed arrangement of having private dwellings above a surgery would be considered safe or desirable.*

*Without the submission of appropriate viability studies, the Parish Council does not support this proposal and does not believe that it could constitute exceptional circumstances justifying the development of greenbelt.*

- ii. Whilst the Parish Council supports the provision of affordable housing, they would not support this application without sight of a Demand Study demonstrating that this constitutes the kind of affordable apartments required within Wincham. There is a development taking place in John Fryer Avenue to provide affordable dwellings. The Urban Village will do likewise. The Parish Council believes that apartments are out of keeping with the rest of the village and that any affordable housing should be in the form of houses since Wincham has families, rather than individuals seeking housing. The Parish Council does not believe that the provision of affordable housing as proposed could constitute exceptional circumstances justifying the development of greenbelt.*

- 3. Should CWAC be mindful to accept the application despite the above, the Parish Council wishes the following problems to be noted and asked that appropriate measures and conditions be imposed.*

- i. The position of the proposed entrance onto Church Street is too close to the traffic lights and would be dangerous.*
- ii. The proposed houses are too close together to be within keeping of the character of the village.*
- iii. Insufficient car parking is provided for the number of houses proposed.*

*What the Parish Council would ask, should you intend to accept this development plan would be:*

- i. That a condition be imposed that the construction of the dwellings be delayed until the doctor's surgery is occupied by a doctor.*
- ii. Should this prove impossible to achieve, then the plans for a doctor's surgery and apartments and carpark be abandoned and the area given over to an extended area of green space.*

*Proposed: Cllr Turner  
Seconded: Cllr Casson*

#### **4. Any Other Business.**

*There was no other business.*

*The meeting was declared closed at 8.10pm*

*Naomi Morris  
Parish Clerk  
28.7.2016*