

**MINUTES OF THE NORTH RODE PARISH COUNCIL MEETING HELD AT THE
DAINTRY HALL ON FRIDAY 12TH APRIL 2019 AT 7.30PM
TO DISCUSS PLANNING APPLICATION 19/1134M
WHEATSHEAF FARM, NORTH RODE**

Application : proposed residential development of 17 dwellings (to include 5 affordable homes) with new access to A54 Buxton Road – following the demolition of existing buildings on the site

Present:

Councillor John Narraway – Chairman
Councillor Jacqui Lea
Councillor Janet Hughes
Mrs Brenda Lomas – Clerk

1. Apologies for absence

Councillor Mr Andrew Needham had sent an e-mail to advise that he was stepping down from the Parish Council
Councillor Georgina Bailey advised that she was unable to attend due to being away.

2. Declarations of Interest

None declared.

3. Minutes of the previous meeting

It was decided that tonight's meeting should be restricted to the consideration of a planning application for a residential development at Wheatshaef Farm, North Rode.

The minutes of the meeting held on Monday 11th March 2019 will be carried over to the next meeting.

4. Planning matters

The planning application for 17 dwellings to include 5 affordable homes was discussed. The following issues were raised as points to be forwarded to Cheshire East Council's Planning Department.

- a) Principles of development – it was agreed that developing land which has current commercial use was more satisfactory than developing on green belt land.
- b) Concerns were raised that the location of the development was not within a 'sustainable location' in that the village does not have the benefit of a shop, community facilities,

public transport (bus) route, and that the residents will be totally reliant on travel by car, taxi or cycle. Children would need to be taken to both primary and secondary schools. The Parish Council should therefore query whether this unsustainable location was deemed to be acceptable to Cheshire East Council.

- c) Types of houses – the proposal is for 12 private, large sized houses and 5 affordable, small sized homes which are in one group and face directly towards the A54 Buxton Road. The Chairman felt that this grouping of the affordable homes could result in social inclusion and for that reason, that the affordable homes would be better being distributed amongst the private houses. It is understood from the application, that three of the affordable homes would be operated under a social landlord and that the other two would be part buy / part rent homes. Concerns were raised as to
 - (i) how the affordable homes be run
 - (ii) how will they be kept affordableand consequently that a scheme needs to be specified to respond to these concerns and approved by the Local Authority before the development begins to be constructed.
- d) Constructional style – the application stated that the design of the houses would reflect the design features of existing dwellings within North Rode. It was considered that the plans, whilst striking for the private houses – did not reflect the design of current housing in North Rode and would therefore be unique designs within the village.
- e) Electric vehicle charging points – it was noted that these were to be provided to each of the private dwellings but that there would only be one single point to be shared between the five affordable homes. The Parish Council felt that this would be unrealistic in terms of persons who may wish to use the point – not being able to. It was considered that the affordable homes should be treated in the same manner as the private homes and have individual charging points.
- f) Highways Issues – it is noted that neither the A54 Buxton Road nor Station Road have pavements and that it is therefore dangerous for pedestrians to walk. It is also noted that the road junction of Station Road as it meets with the A54 Buxton Road is a highly dangerous junction.

5. Date of the next meeting

The date of the next meeting is and Thursday 9th May 2019 being the AGM.

The meeting closed at 8.05pm.
