

**Minutes of the Extraordinary Meeting Held at 7.30pm on Wednesday 3<sup>rd</sup>  
February 2025**

Councillors Jackson, Dutton, Painter and Wilson

In attendance:

G Parker (Parish Clerk)

**24.080 Apologies for absence.**

Councillor Binyon.

**24.081 To note declarations of members' interests**

None.

**24.082 Public Participation: -**

A number of residents raised concerns regarding the planning application for Heesom Green Stock Farm, Middlewich Road, Toft, Knutsford, Cheshire East, WA16 9PQ.

ref: 24/5073/FUL

Demolition of existing warehouse and erection of four detached dwellings.

All residents present were opposed to the proposal for the following reasons:-

- The location is in the Greenbelt and unsuitable.
- The access is unsuitable from a dangerous road.
- No farm buildings remain on a working farm.
- No planning notices were issued.
- The agricultural building is still being used and so its current use class is not B8.
- The proposal is detrimental to the privacy of neighbours.
- Wildlife and bats will be affected along with other environmental impacts.

Council Anthony Harrison advised that he had referred this application to committee and many objections had already been received with a variety of reasons submitted.

A resident also raised concerns regarding the recent planning application on Heath Lane in Lower Peover. The concerns were regarding the levels of noise and increased volumes of traffic on Heath Lane.

Signed

**24.083 Consideration of the planning application regarding Heesom Green Stock Farm, Middlewich Road, Toft, Knutsford, Cheshire East, WA16 9PQ  
ref: 24/5073/FUL**

**Demolition of existing warehouse and erection of four detached dwellings.**

**Resolved that: -**

Whilst Lower Peover Parish Council is not a statutory consultee for this application, we have been made aware by a number of residents of their serious objections to this proposal and the Parish Council as a community organisation wishes to reinforce those concerns by objecting to this proposal on the following grounds.

1. This proposal clearly an overdevelopment of the site, it proposes to cram four inappropriate dwellings onto a small plot. This density of development is harmful to the amenity of the area as it fails to maintain the prevailing character of the immediate area. These are the wrong types of dwelling in the wrong location.
2. To achieve that overdevelopment the proposal proposes to enlarge the footprint beyond that of the existing agricultural buildings. Notwithstanding this the proposal provides insufficient amenity space around the dwellings. The proposed gardens are too small and unsuitable for large and expensive residential properties.
3. The design of the houses is completely out of character with the area and completely incongruous with the location. The proposal would have a detrimental impact on local amenity and character by introducing four expensive executive houses that are not needed into a completely rural setting.
4. The proposed change of use from agricultural buildings to residential buildings is completely inappropriate in this location. To achieve this development existing active agricultural buildings would be removed and replaced with the result that no agricultural buildings remain on a working farm. This is clearly impractical.
5. As stated above these are the wrong types of homes in this rural community. There is no affordable element. On the contrary these are unaffordable at a likely cost of about £1m each. Less than 2% of recent sales in the wider area have been for properties in this price bracket and the average price in the area is below £500,000.
6. The proposal has a harmful impact on a nearby listed building by adversely impacting on the setting.
7. There are harmful traffic and highways implications. The proposed access is adjacent to a dangerous bend on Middlewich Road. There are numerous accidents on this road many of which the Parish Council believes go unreported and therefore do not appear in official statistics. The proposal increases the risks on an already dangerous road.
8. The proposal would have a harmful and detrimental impact on the environment and to existing wildlife.

9. The Parish Council believes that the statutory notices regarding this application may not have followed the required protocol. The Parish Council has been informed by residents that there was no public notice posted near the site at all, and also that there was no public notice in the Knutsford Guardian.