

# Doddington and District Parish Council

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10<sup>th</sup> March 2025

## To the Members of Doddington and District Parish Council

Dear Councillor

You are hereby summoned to attend the **ORDINARY MEETING** of the **Doddington and District Parish Council** to be held on **Monday, 17<sup>th</sup> March 2025 at 7.30pm at Hankelow Methodist Church**, when the undermentioned business is to be transacted.

Yours faithfully

*M Clough*

Mrs M Clough  
Parish Clerk and Responsible Financial Officer

## AGENDA

### 1. APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members of the Parish Council

### 2. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members of the Parish Council.

### 3. MINUTES

The Minutes of the proceedings of the Meeting of the Parish Council held on 20<sup>th</sup> January 2025 to be approved as a correct record and signed by the Chair of the Parish Council (or other person presiding). (Minutes circulated)

### 4. PUBLIC FORUM

To enable Members of the Public the opportunity to raise any matters of interest with the Parish Council.

### 5. BLAKENHALL AND DISTRICT VILLAGE HALL

To consider a request from the Village Hall Committee. Email circulated.

### 6. CHESHIRE EAST COUNCILLOR'S REPORT

Councillor Clowes to update Members on matters relating to the Parish

### 7. STREET LIGHT, CHECKLEY LANE, CW5

Further to Minute 10 of the last meeting, to note that the response from Cheshire East regarding the ownership of the streetlight on Checkley Lane is as follows:-

Our records show that Cheshire East Council do not own any lighting on Checkley Lane. We do not hold any records on who does own any lights in this area. Any lighting may be privately owned or fall under the purview of a parish council.

### 8. KEEP BRITAIN TIDY FORTNIGHT (21 March 2025 – 6 April 2025)

Councillor Clowes to report.

## 9. TREES

Further to Minute 10 of the last meeting, the Parish Council to note that Public Liability Insurance would protect the Parish Council in the event that it is found negligent, resulting in accidental injury or damage to a third party or their property.

A risk assessment is required together with the implementation of appropriate risk management measures for the trees. The Parish Council is therefore asked to approve the attached Tree Policy.

(This insurance does not cover the replacement of the trees).

## 10. BUDGET AND FINANCE REPORT 2024-2025

To approve a report of the Clerk and Responsible Financial Officer circulated.

## 11. HMRC LATE FILING PENALTY CANCELLATION

To note that the late filing penalty, recently issued by HMRC, has been cancelled following an appeal by the Parish Council's Accountant.

## 12. ASSET REGISTER

To discuss the contents of the Parish Council's Asset Register. (Asset Register circulated).

## 13. PLANNING MATTERS

To note the following comments that were submitted to the local Planning Authority.

- New Planning Application
- (i) **Application Number:** 25/0834/PRIOR-14J  
**Location:** Lower Den Farm Den Lane, Wrinehill, Crewe, Cheshire East, CW3 9BX  
**Proposal:** Prior Approval for the installation of 90 kw roof mounted solar panels
- **Planning Comments submitted under Standing Orders**
- (ii) **Application Reference Number:** 25/0076/HOUS  
**Location:** 5, Lea Hall Barns Wrinehill Road, Wybunbury, Nantwich, CW5 7NS  
**Proposal:** Side and rear extensions

Comments submitted on 09/02/2025

## DODDINGTON AND DISTRICT PARISH COUNCIL OBJECTS TO THE PROPOSAL

Concerns:

SIZE : This extension represents a significant increase in the ground floor footprint of this dwelling The current dwelling footprint is 12.92m x 6.225m = 80.427m<sup>2</sup> The two proposed extensions represent (4m x 5m) 20m<sup>2</sup> + (5.8m x 3.750m) 21.75m<sup>2</sup> = 41.75m<sup>2</sup>

This is an expansion of the footprint that is over 50% of the existing and significantly alters the general character of what was a carefully designed set of barn conversions. As such it is considered to be an over-development of this site.

FOR COMPARISON: Previous applications for extensions on adjacent dwellings are as follows:  
21/1998N: No.6 Lea Hall Barns Total Area of extension: 19.24m<sup>2</sup> 19/0149N: No.4 Lea Hall Barns Total Area of extension: 23.68m<sup>2</sup>

DESIGN AND CHARACTER: It is concerning that critically important features of the original barn conversion (and essential pre-requisite of the design at the time of its conversion) will be essentially lost as a result of the rear extension. The rear aspect provides an important use of the original arched, barn entrance as a feature of the rear wall aspect and frames the full-length windows of the lounge space. The whole of this important design feature will be hidden behind a basic 'lean-to extension' which is not acceptable. (Lea Hall Barns are used as a design exemplar in the Wybunbury Combined Parishes Neighbourhood Plan design report.) It is important to note that the rear aspects of no.4 and no.6 did not feature any similar important features but nonetheless were able to retain the

characteristic curved Cheshire Windows on the rear aspects of these dwellings as a part of their smaller extension applications.

The Parish Council requests that the Heritage and Design Officer examines this application in order that important features are retained and the size modified in order to prevent inappropriate over-development in this very specific location.

- (iii) **Application Reference Number:** 25/0112/HOUS  
**Location:** Greenfields Farm Greenfield Lane, Hunsterson, Nantwich, CW5 7PT  
**Proposal:** Proposed conversion and extension of an existing outbuilding into a garden room

Comments submitted on 13/02/2025

- The proposed extension of the existing outbuilding is substantial both in terms of extended footprint and cubic area (due to the raising of the roof heights at gable and ridge levels. This represents an increase in both of just under 100%.
  - It must also be noted that in 2019, (after a number of refused applications), the applicant was finally permitted to substantially extend another outbuilding within the property curtilage to form a large, extended garage/storage
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|---|
| <ul style="list-style-type: none"><li>• 19/0338N – Approved with conditions 19/0362N – LBC</li><li>• 17/6184N - Proposed extension to existing storage building and carport with new vehicle garage – refused 2017</li><li>• 17/1382N - Proposed extension to existing storage building and carport with new vehicle garage – withdrawn</li><li>• P07/0748 - Listed Building Consent to Replace Existing Single Glazing with Double Glazed Units – refused 2007</li></ul> |
|---|
- We therefore ask that the Heritage Team considers whether or not the cumulative impact of two large and significant extensions within the curtilage of the listed building is acceptable, or if this now creates an over-development to an extent that negatively impacts on the listed property and its environment.
  - If this application is considered to constitute a cumulative, unacceptable over-development, in the immediate environment of the listed building, then it should be refused.
  - The setting for the Farmhouse and neighbouring Barns is in the open countryside, this proposal will affect the amenity of the nearest neighbours since it is located close to the boundary hedge [it is no longer to be used for storage ,but used as amenity for family and visitors including an outside space].
  - If this application is deemed acceptable in terms of extended footprint, extended cubic mass and raised height. We would ask that the following conditions are imposed:
    - 1) That all additional brickwork construction uses heritage bricks that match those used in the current structure both in colour and form.
    - 2) That all roofing tiles match those currently in situ.
    - 3) That the wood burner chimney height is both a) compliant with safe installation and b) compliant with the wider historic environment/design.
    - 4) That this large garden room is conditioned specifically as amenity space to the principal dwelling.
    - 5) If the planning application is accepted, the hedge must not be removed , thinned or cutback - but maintained in good order.

**14. CONSULTATION ON LOCAL TRANSPORT PLAN**

To consider Cheshire East Council's consultation asking for views on a proposed vision for the local transport network which will form the basis of a new Local Transport Plan.

The plan will set out the Authority's framework for future transport investment to grow the economy, improve the wellbeing of our community, reduce environmental impacts and improve connections for all.

**15. FEEDBACK FROM PRESENTATION FROM THE PCC / CEC MEETING HELD 19.02.25**

To receive feedback from the Chair.

**16. PARISH COUNCILLOR REPORTS**

To consider reports from Members of the Parish Council.

**17. DATE OF NEXT MEETING**

To note that the Annual Parish Meeting will take place on Monday, 19<sup>th</sup> May 2025 at 7.00 pm at Hankelow Methodist Church, School Lane, Hankelow.

The next meeting of the Parish Council will be held on Monday, 19<sup>th</sup> May 2025 at 7.30 pm at Hankelow Methodist Church, School Lane, Hankelow.

**18. URGENT ITEMS**

To consider any other items which the Chair of Council Business (or other person presiding) is of the opinion shall be considered as a matter of urgency.