Minutes of the Additional Ordinary Meeting of Stapeley & District Parish Council held at Stapeley Community Hall on Thursday 21st August 2025

Attendance	
Chair:	Cllr A Jacobs
Councillors:	Cllr M Aspaturian, Cllr B Astbury, Cllr R Carter, Cllr M Docker, Cllr S Ford, Cllr J Gibbs, Cllr J Hillman, Cllr I Lurcock
Clerk:	Clerk not in attendance. Minutes completed by Cllr J Gibbs
Other:	None
Apologies:	Cllr Y Orungbemi, Cllr J Dickinson, Cllr C Sirigou
Not in Attendance:	
Public:	6 members of the public

Meeting started at 7:00 pm.

1. **To receive apologies for absence**
   Apologies for absence were received from Cllr Y Orungbemi, Cllr J Dickinson and Cllr C Sirigou

2. **Declarations of Interest**
   Cllr A Jacobs and Cllr S Ford declared an interest.

3. **Public Participation.**
   Six members of the public were in attendance, and all spoke against the proposal. The reasons cited were:
   - volume of traffic leading to congestion and air pollution,
   - the positioning of the access point so close to the traffic lights and winterberry way leading to congestion, which could force traffic onto Wybunbury Lane- a narrow country lane with existing speeding problems,
   - the impact on educational provision particularly primary,
   - concerns about the future of the community orchard,
   - the proposed pedestrian access onto Wybunbury Lane- especially as there is no footpath,
   - the inadequacy of the local highways infrastructure to deal with increased traffic particularly during construction,
   - the potential need for the removal/trimming of the trees on London Road to provide a clear line of site for the proposed pedestrian crossing,
   - the disruption that would be caused during the construction phase,
   - the erosion of the Strategic Green Gap,
   - the positioning of the development outside of the settlement boundary,
   - the loss of agricultural land,
   - the loss of a mature tree,
   - the location of the proposed emergency access onto Wybunbury Lane is unclear,
   - the lack of any consideration of the cumulative impact of all pending developments in area.

4. **Planning**
   To consider the following planning applications.

Reference	25/2193/OUT
Type of Application	Outline Planning
Location	Land At London Road, Nantwich, Cheshire East,
Proposal	Outline planning application for the erection of up to 85 homes and associated landscaping, children's play area, sustainable urban drainage, and other infrastructure with all matters reserved except access.
Deadline for Comments	27th August 2025
Cheshire East | pa.cheshireeast.gov.uk | Application | 401232	

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Cllrs Asputurian, Astbury, Docker, Gibbs, Hillman and Lurcock objected to the Planning Application.

Cllr Carter supported the Planning Application. Cllrs Jacobs and Ford declared an interest so abstained.

RESOLVED: to submit the following comment to Cheshire East Planning Authority.

Stapeley & District Parish Council object to Planning Application 25/2193/OUT for outline approval for the erection of up to 85 homes and associated landscaping on land at London Road, Nantwich, Cheshire East for the reasons set out below:

1. Highways. The position of the proposed access road would form a staggered crossroads junction with the existing Winterberry Way junction; the cumulative traffic impact would cause significant congestion at the existing signalised junctions. The proposed pedestrian crossing would cause drivers to queue across the Peter De Stapleigh Way signalised junction. Its proximity to the signalled junction poses a risk to pedestrians. The increased movements and queuing traffic will result in increased air pollution. As councillors who live near the proposed site we are acutely aware of the existing traffic issues. The recent changes to the signalled junction which resulted in severe traffic congestion demonstrated the impact of even small changes to the infrastructure at this location.
2. Information contained in the Transport Assessment is flawed. The traffic survey was undertaken during the school half term holidays so does not give a true representation of traffic speeds. There are no references to Stapeley and District Neighbourhood plan and the policies T1-T6 contained therein. There are also errors as 15-minute averages have been used in place of hourly averages significantly under estimating traffic movements.
3. Calculations showing the adjacent junctions at 80% capacity and the general assessment of traffic on roads in the vicinity of the site do not include the cumulative effect of the current Maylands Park development.
4. The development will lead to a loss of the strategic green belt between Stapeley and Willaston, leaving a gap of only 450 metres. Any loss is not acceptable as it degrades the very reason for the establishment in the first instance.
5. All of the documentation makes repeated reference to it being in Nantwich whereas is lies in the parish of Stapeley.
6. The positioning of the emergency and pedestrian access onto Wybunbury Lane is unclear and thought to be unsuitable.
7. The development will lead to a loss of agricultural land and natural habitats. This cannot be compensated for by 'green areas' within the development. Of particular concern are impacts on hedgerows being removed to provide access, removal of mature trees and the impact on the local bat population.
8. Pedestrian safety on Wybunbury Road in the vicinity of the proposed pedestrian access.
9. The accessibility to existing infrastructure in the area is inadequate.
10. The overall lack of assessment of the cumulative impact in all areas from this and the several schemes which are underway/in the planning process.

Additional comments:

- The Parish Council request an invitation to the future Southern Planning Board Meeting so we can make representation.
- The Parish Council request that Cheshire East Councillors from the planning board undertake a site visit during peak traffic times prior to the Planning Board to better understand the day to day issues.
- The Parish Council request that Cheshire East Council undertake their own independent traffic survey.

The comments were Proposed by Cllr Hillman and seconded by Cllr Docker.

5. Planning

To consider any planning applications which have been received since the publication of this agenda.

No Further applications have been received.

Meeting concluded at 7.45 pm.

Chairperson…… Date……

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