

PLANNING COMMITTEE – SPECIAL MEETING – 26th APRIL 2018

PRESENT: Councillor M Gaskill
Councillor A W Hooton
Councillor Mrs G Lewis (Chair)
Councillor C Parkinson
Councillor B Theron
Councillor M Kennedy
Councillor S Smith

IN ATTENDANCE: Ruth Child, Director, Q & A Planning Ltd
Ned Bristow, Winsford Guardian
Mark Bailey, Town Clerk/Finance Officer

1. APOLOGY FOR ABSENCE

Apologies for absence were received from Councillor Mrs A Gaskill-Jones.

2. DECLARATIONS OF INTEREST

No declarations of interest were made by Members at the meeting.

3. PUBLIC SPEAKING

No requests to speak at the Town Planning Committee had been received.

4. NEW DEVELOPMENT AT WINSFORD INDUSTRIAL ESTATE

Ruth Child attended to speak to the Committee about the above proposal, which has yet to be submitted as a planning application.

Letters have gone out to residents and businesses in the area and the proposed plans will be displayed in libraries in Winsford.

Application relates to two sides of Road One and PSP CWAC will be the applicant.

A new roundabout onto Bostock Road is included in the scheme and the application is a hybrid application which includes possible uses such as a hotel/public house/restaurant/fast food outlet and petrol station.

Growth Fund money has been allocated to this scheme to put a new junction in and to look to get planning permission by May 2018.

Consultation will be carried out as part of developing the planning application.

It is proposed that £5m of spending will unlock a further £90m of private sector investment and will create jobs on the industrial estate.

The formal application will come before Winsford TC in due course for comment.

This is not going to be office use, but will be hotel and retail use.

The new roundabout will be installed next to Bostock Road and will be drawn from the existing roundabout.

It was asked whether there will be any highway issues – RC said that the planners had been talking to CWAC Highways for the past 12 months.

It was asked whether there will be a recreation area – RC will check on this.

A Member raised the matter of a lorry park in the area, which has been talked about for some time – RC said that no proposal is included but this will be communicated to CWAC.

The impact of increased traffic on the site was raised and RC said that this has been looked at.

A Member asked whether the petrol station will be provided by a supermarket – RC said that they may be interested, but this is not a planning matter.

Members asked about the start date – RC said that a plan will be submitted in May 2018 followed by a 13 week consultation period on a full and outline application in order to access funding. There are some complications including removal of trees and diversion of some cables.

A Member asked whether any fast food areas would be included – RC said that there has not been interest as yet.

The Chair of the Committee said that these proposals give food for thought and that many people will be interested in the plans. It was suggested that plenty of research is carried out before the scheme comes into being to ascertain levels of demand.

Members asked about the impact of these proposals on the town centre plans and also the Greedy Pig site. RC said that this is a separate proposal.

A Member stated that a bus service needs to be provided to the Industrial Estate in light of proposals such as this.

Chairman.....