Minutes of the meeting of ALLOSTOCK PARISH COUNCIL held on Thursday 24th September 2026 at 7.30pm in the Village Hall.

Two members of the Public were present.

Present: In the Chair Cllr. Mrs. J. Wilson, Cllrs Mrs. P. Adlington, Mrs T.Sanderson,Cllrs. L.Carter,M.Clough.

Clerk Mrs. Hazel West

1.Apologies Cllrs Mrs. J. Gibbison, P.Moseley.

2.Declarations of Interest. Nil

3.Minutes of the last meeting

Proposed Cllr. M.Clough Seconded Cllr.L.Carter

4.Matters arising

- Future proofing Next year is election year and some councillors have mentioned that they may not stand for re-election. Clerk also will retire next year.Neeed to think about this and hopefully find a new clerk and councillors.In order to have some continuity need another councillor to be signatory on bank account.
- Highways -Wash Lane. Cllrs.Mrs Sanderson and M.Clough had meeting with Jerry Gibbs Chief Engineer CWAC on site to look at road safety. Traffic was light since it was mid-morning. No solutions were agreed/suggested except contacting United Utilities to ask them to make sure their slurry tankers were not using Wash Lane as a short cut.
- Tracey will write letter for clerk to send to United Utilities on behalf of the Parish Council.
- Keuper Gas – Liason meetings suspended at the moment. Nothing new to add, submission delayed again. Tracey would like to send Pre -submission objection. This development effects Byley far more than Allostock but there would be extra construction traffic.
- Peak Cluster have a new report and route. There are many objections to these plans, a lot of feeling that it is disruptive, dangerous, expensive and with very little scientific backing.
- Cedar Bank. Planning enforcement are to be asked to look at this site.
- Web-site Accessibility-Clerk points out that Assertion 10 of Governance in the annual AGAR requires the Parish Council to confirm lawful data processing, website accessibility etc. Need to put Freedom of Information Policy, Data Commission certificate, IT Policy and Health and Safety Policy on website. Our accessibility report requires updating. Tangledweb solutions will undertake this work. Quoted price £150.

5.Parish Field

Leylandii still need trimming.Cllr Clough will check with Cllr. Moseley when he can do them. There will be a huge amount of wood to get rid of.

6. Village Hall

Lots of events planned

Soldier silhouette purchased by Parish Council, Cllr.Clough will install it by Notice Board.

7.Planning Matters.

All Plans are available on Cheshirewestandchester website

Sandhole Farm

Objection from Allostock Parish Council: Planning Application 26/02442/FUL – Sandhole Farm, Wash Lane, Allostock

Allostock Parish Council formally objects to the proposed barn conversion to a standalone, 2-bedroom independent residential dwelling (Use Class C3) at Sandhole Farm, Wash Lane, on the following clear, material planning grounds:

1. Off-Mains Drainage Failure & Mathematical Plot Impossibility

The application leaves the foul sewage disposal method as "Unknown", despite sitting just 60 metres north of the protected Boundary Water Park Core Wildlife Site.

- **The Standalone Requirement: Because this conversion creates a completely independent residential unit, it is legally a new dwelling. It cannot utilize the farmhouse's unverified, historic private system. It requires its own separate package sewage treatment plant and dedicated drainage filter bed.**
- **The Regulations Trap: If an applicant cannot connect to mains sewers, modern environmental law (Building Regulations Approved Document H and Environment Agency General Binding Rules) requires them to upgrade or replace the existing off-mains setups. This triggers strict modern layout regulations: a mandatory 15-metre separation distance from building foundations and a 2-metre separation distance from property lines for any drainage field.**
- **Spatial Failure: HM Land Registry current title plan (Title CH545535) reveals tight boundaries directly hugging the barn perimeter. It is mathematically impossible to fit a modern treatment plant and mandatory filter bed onto this restricted plot while maintaining these statutory legal distances. In an area with a high water table and clay soils prone to severe winter saturation, forcing off-mains drainage onto this restricted plot creates an unmitigated groundwater pollution hazard.**
- **Omission Refusal: The total absence of a mandatory Foul Drainage Assessment (FDA1 Form) requires an immediate, outright refusal under Policy ENV 8.**

2. Total Omission of Stated Need & Active Market Sales Status

Under Policy DM 24, standalone annexes require a mandatory *Accommodation Justification Statement* proving a long-term, functional family dependency. This application contains zero evidence of domestic need. Furthermore, active sales details from agents *Stuart Rushton & Company* prove the entire 5-acre estate is currently listed for sale on the open market, having been reduced from an initial £2,500,000. This active commercial status completely invalidates any unstated claim of ancillary family occupancy. Because the holding is being actively marketed for sale, there is no realistic prospect of the building serving a long-term family dependency. It must be refused outright as a speculative independent separate dwelling.

3. Saturated Capacity: +160% Cumulative Overdevelopment

The Planning Department must evaluate this 159.7 sq.m conversion against the saturated history of the site:

- **Historical Timeline: The holding has undergone systematic domestic expansions via alterations in 1970 (Ref: 3/5/10034), a pig sty-to-stable conversion in 1975 under reference 4/884, a kitchen**

extension in 1985 (Ref: 4/14149), a lounge extension in 1993 (Ref: 4/27202), and a major two-storey extension in 2013 (Ref: 12/05545/FUL).

- **The Baseline Breach: In 2013, the Case Officer formally designated the farmhouse as "more than double its original size", meaning the property completely exhausted its Council 30% rural expansion limits.**
- **The Math: Adding 159.7 sq.m represents an immediate 63.2% footprint increase over the current farmhouse alone. Cumulatively, the total domestic footprint will reach 412.2 sq.m—a cumulative increase exceeding +160% from the original baseline house, causing an unacceptable overdevelopment of a rural countryside holding.**

4. Creeping Domestic Urbanisation & Unauthorized Stable Conversion

This proposal follows a clear pattern of incremental domestic encroachment across a working rural holding, directly violating Policy DM 37. Active open-market sales layouts from *Stuart Rushton & Company* reveal a severe, active breach of planning control on site. The end unit of the detached stable block—originally approved strictly for equestrian facilities and a double garage under application Ref: 4/884—has already been fully converted, fitted out, and styled as a high-spec domestic fitness gym without obtaining the mandatory planning permission for a change of use. Utilizing layout space designated strictly to support rural equestrian recreation to systematically displace it for domestic leisure proves an intent to incrementally urbanize a rural yard. The Parish Council requests that CWAC Enforcement immediately open an active case on this unauthorized conversion.

5. Violation of Strict Local Countryside Precedent

The Council has a robust history of blocking independent residential units on Wash Lane to preserve its open, agricultural character. Under historical application 16/04877/FUL (Wheelwrights Farm), a separate dwelling was refused outright. Under appeal decision T/APP/5149/A/80/855/G2 (Axons Smithy Farm), an independent dwelling was similarly rejected, with the Inspector only permitting a tightly controlled 1-bedroom flat strictly secured via a legal tie to the main dwelling. Allowing this extensive, detached development completely violates these established baseline constraints and Policy STRAT 9.

6. Local Highways & Horse Rider Safety Context

While the application site utilizes double-gate access with internal vehicular turning capacity, the introduction of an independent separate dwelling—compounded by modern home-delivery distribution patterns—will predictably increase daily domestic traffic movements. Wash Lane is a narrow, restricted rural lane completely lacking pedestrian footpaths, soft refuge verges, or street lighting. Escalating vehicle numbers on a lane with restricted geometry introduces an unnecessary and unmitigated highway safety hazard to highly vulnerable road users, specifically local horse riders, walkers, and cyclists who rely on the lane daily.

Suggested Mandatory Actions for the Planning Department:

Outright Refusal: Reject the application under Policy DM 24 due to the total omission of an *Accommodation Justification Statement*, reinforced by the active open-market sales listing.

1. **Halt for Discovery: Defer final determination until the applicant submits a full Foul Drainage Assessment (FDA1 Form) proving statutory boundary clearance compliance.**
2. **Mandatory Section 106 Legal Tie: If minded to approve, the barn must be secured via a permanent, Non-Severable Section 106 Legal Tie preventing it from ever being sold, leased, or subdivided independently from the host farmhouse. Standard planning conditions are insufficient for a property currently listed for sale on the open market, as they can be easily stripped away via a subsequent variation application. A formal legal tie must permanently prevent the outbuilding from ever being sold, leased, or subdivided independently from the host farmhouse.**

Brookfield Stables

Appeal Reference: 6015737
LPA Enforcement Reference: 24/00330/EMCOU
Site Address: Brookfield Stables, Brookfield Farm Bungalow, Townfield Lane, Allostock, Northwich, WA16 9NR

> "This is a retrospective application for a business use which has grown considerably since the original application. Concerns are expressed as to how much this affects neighbouring properties both Bradshaw House and Graybrook Farm. This building is in an elevated position and is clearly visible from the surrounding area, including from the site's associated host dwelling, Brookfield Farm Bungalow, which has an agricultural occupancy condition.
>
> The present screening is insufficient and we ask that as a condition of this change of use should be planting of trees and hedges to screen the light industrial use in this rural area."
> Allostock Parish Council

8.Finance

Chqs: Salary£575.40 HMRC £179.60, Telephone £161.60 British Legion £200

9.Correspondence

Thank you letter from St,Oswalds

Letter from resident re Neighbourhood plan and Post codes. Replied to.

Invitation to hear Dan Price speak. Police Commissioner.

10.Comments, Reports

Cllr Mrs Wilson attended Keuper Gas meeting.

Cllr.Mrs Adlington and Cllr. Carter will attend Sibelco meeting 6th October at4pm

Cllr.Mrs Wilson attended Richard Comberbach Trust and due to late hour decided to give her report at next meeting.

11.AOB

Clerk complained that Notice Board is a mess and leaks and destroys notices. Decided to laminate notices for the time being.

12. Date of the next meeting 26th November 2026

Signed.....26th November 2026