

Threapwood Parish Council
Minutes of the Extraordinary Meeting held on 20th October 2025
at 7.00pm in Chorlton WI Hall

	<p>Present Cllrs Hugo Bourne, David Cheshire, Steve Chewins, Stephen Croasdale (Chairman), Miles Lewis, Louise Rees. The Clerk; 2 members of the public.</p>
1.	<p>Apologies There were no apologies.</p>
2.	<p>Declaration of Interests There were no interests declared.</p>
3.	<p>Public Participation There was no consideration of this item.</p>
4.	<p>Planning 25/03093/PIP - Erection of one dwelling - Land East of Springfield House Back Lane (loop Road) Threapwood Malpas Resolved:- The Council considered the planning application and agreed to oppose based on the following objections:- 1/ <u>Open Countryside:-</u> This proposed infill dwelling is set in open countryside and would set a dangerous precedent. 2/ <u>Character of Village:-</u> It is important to ensure that any new development respects the local setting and context having regard to the character of the area, the layout, grain, landscape, density and mix of uses, scale and height, massing, appearance and materials. The proposed infill dwelling would alter the distinctive character of the village and be detrimental to the unique landscape setting of Threapwood which is characterised by the dispersed nature of existing houses and rural structures. 3/ <u>Infrastructure:-</u> There is a lack of infrastructure to support new development (e.g. poor public transport; lack of employment opportunities, and community facilities). 4/ <u>Local Plan Policies:-</u> The proposed dwelling is not in line Local Plan Policies STRAT2 and STRAT8. Proposed by Cllr Rees and seconded by Cllr Bourne.</p>