

# FOCUS



Autumn

2018

Thelwall

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## Green Belt threat

Two massive proposals, Stobart and Six56, for building on the Green Belt in the south of the town are coming forward.

### Stobart Development

Stobarts have put in an application to develop a National Distribution Centre near the southern boundary of the town. The site lies within the Green Belt so any development now would be counter to policy.



Cllr Cliff Taylor says, "The Parish Council has asked for this application to be considered by national government and not by Warrington Council. We have done this because we believe it has strategic significance with potential implications for other parts of the North West region. The Local Plan for the town is currently being prepared and a development of this scale should not be determined now by Warrington Council in advance of this Plan."

### Six56



Six56 is a proposal for a huge logistics and manufacturing centre located by Junction 20 of the M6. It covers 288,000 square metres on land at Bradley Hall Farm between Grappenhall Lane and Cliff Lane (A50).

Cllr Patrick Warner says, "This is a truly massive proposal that also lies in the Green Belt. Taken with the Stobart's proposal it would completely change the character of the south of our Borough. New government guidelines make it clear that the Green Belt should only be developed in 'very special circumstances'. The traffic implications are awful because the motorway junctions are already very busy."



## Progress on the Local Plan and the Neighbourhood Plan

### LOCAL PLAN

The Local Plan will guide the development of the town for the next 20 years. The so-called 'Preferred Development Option' published last year drew a massive protest from residents concerned about the proposal to build thousands of new homes in the south of the Borough.

Cllr Bob Barr says, "The first draft of the Plan is due in early December. It will then go out to public consultation in the new year. After this, it is examined in public by an independent inspector before being adopted."

### NEIGHBOURHOOD PLAN

A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of an area.

Cllr Ryan Bate says, "It must be consistent with Warrington's Local Plan and national planning guidelines. It sits alongside the wider Local Plan for the town and is the opportunity for Grappenhall and Thelwall residents to say what they want for our villages. There will be a public consultation event at Bellhouse Farm on 1 November. A consultation questionnaire will be distributed to all households in the Parish in the coming months. It is essential to gather evidence on what people want."



### PARISH COUNCILS LIAISON GROUP

Parish Councils in South Warrington have combined together to oppose the excessive development planned for our area.

The Chairman is Cllr Cliff Taylor and the Deputy Chairman Cllr Ian Marks. Cliff says, "We believe there is strength in working together allowing us to 'punch harder' on the fundamental issues like growth projections, the ability to deliver the housing proposed, infrastructure and Green Belt appraisal. To help us, we have taken on the services of a professional consultant."

### RETHINKING SOUTH WARRINGTON'S FUTURE

This is a newly formed umbrella organisation that brings together the various residents' groups from the different villages. The Chairman is Cllr Ryan Bate and the Deputy is Cllr Sally Chisholm. This organisation will work closely with the Parish Councils to co-ordinate opposition.



Rethinking South Warrington's Future

### New Play Area opened



Cllrs Graham Welborn and Ray Fisher at the opening

In August there was an official opening of the new children's play area at Diamond Park off Barley Road.

Chairman of the Parish Council, Cllr Elaine Welborn says, "We celebrated with a Teddy Bears' Picnic and the weather was hot and sunny. It was lovely to see so many local families bringing along picnics and enjoying the new equipment."

The Council obtained a grant from WREN, a not-for-profit organisation, that gains its income from landfill tax. The project took twelve months to come to fruition.



### Thelwall History Day

Thelwall History Day took place on 13 October at Thelwall Parish Hall.

Cllrs Louise Fernyhough and Sally Chisholm ran a stall on behalf of the Parish Council at the event. Louise says, "Please get in touch with me if you want to find out more?"



### Eyesore still there

In the last FOCUS we drew attention to the dilapidated state of the old shop on the corner of Alderley Road and Thelwall New Road.

Cllr Ian Marks says, "Since then I have spoken to Council officers and the owner of the site about some action to remove this eyesore. A planning application is on its way but if that doesn't happen there are legal remedies that can be put into effect."



## Sandy Lane tip?

The future of Sandy Lane tip is still undecided.

Cllr Wendy Johnson says, "The petition we ran protesting about closure of this site unless another site was



provided in South Warrington, reached 3750 names. The response to the Council's consultation was also massive. Many thanks to everyone who filled in the questionnaire.

Whether the Council will listen remains to be seen but we are sure closure is its preferred option and would have gone ahead without a local protest.



Sandy Lane is an unsuitable location and the site is too small to be brought up to modern standards. The

Council must consider the future needs of our area, especially with increased house building. Another site will have to be sought in South Warrington but until then Sandy Lane needs to stay open."

## What a waste!

The contract to deal with Warrington's waste ends soon. To save money, provide a better service, reduce the distance that refuse lorries travel and lessen air pollution, officers recommended that a Waste Transfer Station should be built centrally in the town. This recommendation was accepted by the Labour Council's Executive Board.

Cllr Bob Barr, Leader of the Liberal Democrats on Warrington Council, says, "The proposed location was on the A49 Winwick Road which is a principal gateway into Warrington. It is Warrington's most congested and polluted road where air quality limits are frequently breached. Local residents, many Labour councillors who are not on the Executive Board and the planning committee were not impressed by this proposed 'solution'. The application was turned down unanimously.

This leaves the Labour administration and the town in a mess. The existing contract may need to be extended at a cost that officers warn could add £1 million to costs and a new location for bulking waste needs to be found. Liberal Democrats warned that this might happen. Winwick Road is not the right place for this facility."

## Labour lose Council seat

Labour has lost a seat on Warrington Borough Council to an Independent candidate.

A by-election was held in Penketh & Cuedley on 11 October following the death of a Labour Councillor.



Last April the Conservatives lost a seat in Lymm to the Liberal Democrats.

## Stop the Toll

The Ship Canal Company, owned by Peel, has replaced the toll booth at Warburton which was destroyed in an arson attack.



The new booth will continue the same tolling regime that has caused enormous irritation and congestion when traffic is heavy.

Cllr Bob Barr says, "Peel is discussing plans for the future with the Warburton Bridge Action Group and Trafford and Warrington Councils. It wants to install an Automated Number Plate Recognition system, so that drivers can pay tolls on-line or over the phone. We are concerned about how much they will charge because it is likely to be considerably more than the current 12p. Any change in toll needs approval from Parliament, so it will take time.

**We believe that tolling on this important route is wrong and should be stopped completely.** When the motorways are congested or closed the queues for the toll bridge bring traffic on the main roads on both sides to a halt, costing motorists a great deal more than the toll in delays and wasted fuel."

## Social Care on cliff edge

Councils up and down the country are suffering from severe cutbacks in social care. Warrington is no exception.

The Conservative Government's austerity has gone on far too long and is in severe danger of leading to huge problems in necessary public services. We are on the edge of the cliff.

Cllr Ian Marks, a member of Warrington's Health and Wellbeing Board says, "If we want proper public health prevention, more investment in mental health, more GPs and other vital services, we must pay for it. We cannot have more years of misery where the sick, vulnerable and elderly are let down.

Liberal Democrats have long campaigned for better joined up thinking and integration between Social and Care and Health. We support a 'ring-fenced' NHS and Care Tax. Short term fixes by the Government are not the solution.

I support the local initiative to set up 'Warrington Together'. This brings together the main health and care providers in the Borough under a Board with an independent Chairman. It will not solve all our deep-seated problems but it is definitely a step in the right direction."



## Lymm Road Speed Limit

Despite the case put forward and Councillor support, Warrington Council has still not taken any action to review the speed limit on Lymm Road.

Local resident Brian Davies says, "With the days shortening and driving conditions



worsening, the speed of vehicles becomes more dangerous and local residents are fearful of more accidents. We will keep up the pressure on the Council."

## Pickering Bridge listed



Pickering Bridge over the Bridgewater Canal has been listed as a Grade II structure. Cllr Wendy Johnson says, "Congratulations to local residents for achieving this. It is good news that part of our heritage has been recognised in this way. The bridge dates from 1770 and was designed by James Brindley, recognised as the most important bridge engineer of the 18th century. It was named after the Pickering family who lived at Thelwall Hall.

## Planning permission refused at Caddicks



In August, planning permission for the use of the old Caddicks Nursery for car parking was turned down. It was a retrospective application for the vehicles of people who were staying at the Clayton Hotel at the airport before going away on holiday. Cars would have been transported to and from the site by the applicant after they had been left at the Hotel.

There were objections from both Grappenhall & Thelwall Parish Council and Lymm Parish Council, from local councillors and 136 residents. There was also an objection from Manchester Airport.

### The objections covered

- Inappropriate use of Green Belt land
- Poor highway access
- The current enforcement action against the owner
- Risk of flooding

### The application was recommended for refusal by Warrington Council's officers.

### Grounds for refusal were:

- No 'very special circumstances' to justify building on the Green Belt despite the benefits claimed by the applicant
- An unacceptable increase in the carbon footprint because of the distance from the airport which is contrary to the policy aim of sustainable development.

The Council's planning committee voted to support the recommendation for refusal.

### Your FOCUS Team – can we help you?

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