



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES FOR the MEETING on TUESDAY 30th MAY 2017 at 7.00PM

IN THE VILLAGE HALL, LOUNGE

Present: Cllrs Bennett, Craggs, Lenihan, McCubbin, Morris, Rathbone & Williams

In attendance: S Jones, Clerk

1. **Election of Chairman – Resolved:** Cllr Morris was elected as Chairman of the Planning Committee.
2. **Election of Vice Chairman – Resolved:** Cllr Craggs was elected as Vice-Chairman of the Planning Committee.
3. **Declarations of Interest -** None
4. **Apologies for Absence -** Apologies were received from Cllr Godfrey.
5. **Minutes of the Meeting of 9th May 2017 - Resolved:** The minutes of the meeting on 9th May were accepted as a true record of the meeting.
6. **Planning Applications**
 - **16/5969C** - Hilltop Farm, Blackden Lane -Change of use from barn conversion to residential dwelling – Comments due by 1st June. **Resolved:** Object for the following reasons:
 - a. This application should be demolition of the barn and building a new dwelling, as no areas of the existing structure are shown as remaining.
 - b. There are no dimensions on the existing, proposed plans or elevations, incl vertical dims.
 - c. The application form Q4 Waste storage & collection, refer to plans which are not provided.
 - d. The application form Q trees & hedges, has been answered incorrectly as breaking through the hedge for a new entrance means the answer should be Yes.
 - e. The application form Q18 is there a change of use of non-residential floor space is answered No when it clearly should have been answered Yes as a non-residential building is being changed to residential dwelling.
 - f. The application form states that the owner should be contacted to arrange a Site visit but there are no phone contact details for applicant.
 - g. The inspection report 2.4 states the building is approximately 18x6mt. There are no linear dims on any drawings. We calculated the proposed to be in the region of 16.2x9.9mt.
 - h. This application is in conflict with Policy HOU1 of the emerging Goostrey Neighbourhood Plan and conflicts with the emerging CE Local Plan Strategy (CELPS) Policy PG5 and Congleton Borough Local Plan PS5 (all of which restrict new development in the Open Countryside).
 - **17/2365C** - UNIT 4, Station Yard - Demolition of a corrugated steel shed and construction of a small portal framed industrial unit of 75 square metres floor area – Comments due by 7th June. **Resolved:** No objections
 - **17/2657C** - THE WHITE HOUSE, MILL LANE - First floor side extension – Comments by 21st June. **Resolved:** No objections
 - **17/2014M** - Jodrell Bank Observatory - Variation of condition 2 (plans) on 15/5496M - Demolitions, refurbishment, two storey extension and landscaping to the Grade 1 Listed Observatory Building at

Chairman: Cllr Peter Godfrey

Parish Clerk: Sharon Jones

Jodrell Bank. The project will include restoration of the retained facades; demolition of several extensions added in the 1960's; internal demolitions, remodelling and extension of the retained buildings to better suit their contemporary use – Comments by 13th June. **Resolved:** *No objections*

- **17/2383C** – 2, SHEARBROOK LANE – Take down a conservatory and build a two storey side extension – comments due by 31st May. **Resolved:** *No objections*

7. Correspondence

- Letter received from a resident asking for clarification of the rules regarding the erection of fences in relation to the boundary of a property. **Resolved:** *The committee agreed in this instance to ask the Clerk to report the 3 incidences of fences erected on the boundary of properties at 1, 16 & 18 Willow Lane to Cheshire East Planning Enforcement as the fences would need planning permission because they are adjacent to the public highway. The Clerk should write to the resident who raised the query to inform them that any fence of higher than 1m adjacent to the public highways or footway needs planning permission, as does any fence over 2m on any boundary.*
- Letter received from Brandon Planning and Development requesting a meeting with the Parish Council regarding a proposed development. **Resolved:** *The Committee asked the Clerk to write back suggesting that the best course of action would be for Brandon Planning and Development to hold a public exhibition at a location in the Village so that any resident of Goostrey Could attend.*

8. Minor Items and Items for the Next Meeting.

- Cllr Godfrey's proposals for a new policy for handling requests from Developers for meetings with the Council was deferred to the Planning Meeting on 13th June.

9. To confirm date of the next -The date of the next meeting will be 13th June 2017.