



# Goostrey Parish Council

## PLANNING COMMITTEE MEETING

MINUTES for the MEETING on TUESDAY 12<sup>th</sup> DECEMBER 2017 at 7.00PM

### IN THE VILLAGE HALL LOUNGE

**Present:** Cllrs Morris (Chairman), Craggs (Vice Chairman), Godfrey, Lenihan, McCubbin, Rathbone & Williams.

1. **Declarations of Interest** - Cllr Craggs registered an interest in the Application for Swallowdale Farm.
2. **Apologies for Absence** - None
3. **Minutes of the Meeting of 14<sup>th</sup> November 2017** – The minutes were accepted as a true record of the meeting.
4. **Planning Applications**
  - **17/5264C**–Swallowdale Farm Nurseries, Station Road - Reserved Matters on approved application 14/3362N – Comments due by 14<sup>th</sup> December 2017. **Decision:** *No objections, however the PC request that the 'Conditions' include a requirement to conform with Goostrey Neighbourhood Plan Policy VDLC1 (part g) which requires the design to meet the Lifetime Homes Guide standards (equivalent to Building Regulations M4 (2) Category 2).*
  - **17/5843C** - COACHMANS COTTAGE, MACCLESFIELD ROAD - Construction of a partially subterranean dwelling in the garden of Coachman's Cottage – Comments due by 13<sup>th</sup> December 2017. **Decision:** *GPC objects because the development is in the 'Open Countryside' and it is in an isolated and unsustainable location. It therefore conflicts with Goostrey Neighbourhood Plan Policy HOU1 which says that 'dwellings should be within, or immediately adjacent to, the existing Settlement Zone Lines of Goostrey village'.*  
Goostrey Neighbourhood Plan Policy SC2 states that *'Developments will not be permitted which can be shown to impair the efficient operation of the radio telescopes'*. Policy HOU1 requires that developments *'should not individually or cumulatively harm the operation of the Jodrell Bank Radio Telescopes'*. If JBO objects to this application, due to impairment or harm to the telescopes, then Goostrey Parish Council also objects due to conflict with the Policies."  
In the event that the claimed 'zero carbon' status (Planning Statement, paragraph 3.1.10) is given planning weight resulting in an approval, then GPC request that the details of how this will be achieved should be made a 'Condition' of the approval.  
Also in the event that the application is approved, the PC request that the 'Conditions' include a requirement to conform with Goostrey Neighbourhood Plan Policy VDLC1 (part g) which requires the design to meet the Lifetime Homes Guide standards (equivalent to Building Regulations M4 (2) Category 2).

- **17/5958C** - 14, Forest Avenue - Proposed dormer extension to South section of roof, the expansion of existing floor space at that height to create useable bedroom space and new shared bathroom space. Rendering to the current existing house at ground floor level and up into the gables – Comments due by 14<sup>th</sup> December 2017. **Decision:** *No objections.*
  - **17/6097M** - Field View, 156, MAIN - Ground floor rear extension to dwelling – Comments due by 2<sup>nd</sup> January 2018. **Decision:** *No objections*
  - **17/6039C** - WOODLANDS, BIRCH TREE LANE - Existing roof to be raised in height with dormers added to front and rear, and a single storey extension to the rear – Comments due by 2<sup>nd</sup> January 2018. **Decision:** *SJ to arrange a site visit for the Planning Committee and to ask CEC to extend the date for comments (as the details were only published on their website on 11th December). GPC will then consider it at the next planning meeting on 9th January 2018.*
- 5. Sibelco Application** - Should the Parish Council send a representative to speak at the Strategic Planning Board on 20th December regarding the Sibelco application.  
KM mentioned that the officers report was not yet available. KM will check the report when it is available and if the Footpath is not included in it KM will ask a member of the Footpaths group to go to the meeting.
- 6. To agree on a process for responding to the Housing Strategy Consultation by 6/1/18**
- GPC suggests that CEC require Building Regulations M4 (2) Category 2) - equivalent to Lifetime Homes Guide standards - as a Condition in new homes so that they can be more easily adapted for older and disabled people if necessary in the future.  
GPC notes that the document as a whole is not written in a way which makes it easy for the public to comment on.  
**Action:** Clerk to send in the response.
- 7. Correspondence** - None.
- 8. Minor Items and Items for the Next Meeting.**
- **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda – None
  - A hedge has now been planted in front of the fence of the property next to Ivy Bank
- 9. To confirm date of the next** -The date of the next meeting will be 9<sup>th</sup> January 2017.