



# Goostrey Parish Council

## PLANNING COMMITTEE

MINUTES of the MEETING on TUESDAY 10<sup>th</sup> JULY 2018 at 7.00PM  
IN THE VILLAGE HALL LOUNGE

**Present:** Cllrs Morris (KM)(Chairman), Rathbone (TR) & Williams (EW)

1. **Declarations of Interest** - None.
2. **Apologies for Absence** - Apologies for absence were received from Cllrs Bennett & Craggs.
3. **Minutes of the Meeting of 12<sup>th</sup> June 2018** – The minutes of the meeting of 12<sup>th</sup> June were accepted as a true record of the meeting.
4. **Planning Applications**
  - **18/3202C**- Land Adjacent To Swanwick Hall Drive - Proposed new stable block, manege, access track and change of land use to combined equestrian and agricultural – Comments due by 1<sup>st</sup> August 2018. **Decision:** Object (see comments in appendix)
  - **18/2982C** - Blackden Manor, STATION ROAD - Erection of 5 bay garage – Comments due by 18<sup>th</sup> July 2018. **Decision:** No objections, however as the proposed garage is next to a Grade II listed building we will support the view of the CEC Heritage Officer
  - **18/2983C** - Blackden Manor, STATION ROAD - Listed building consent for the erection of 5 bay garage - Comment due by 18<sup>th</sup> July 2018. **Decision:** No objections, however as the proposed garage is next to a Grade II listed building we will support the view of the CEC Heritage Officer
  - **18/2973C** - Swanwick Hall - Alterations and extensions to an existing dwelling previously approved, refs. 18/0580C and 18/0581C, and proposed new first floor window - Comments due by 20<sup>th</sup> July 2018. **Decision:** No objections
  - **18/2974C** – Swanwick Hall - Listed building consent for alterations and extensions to an existing dwelling previously approved, refs. 18/0580C and 18/0581C, and proposed new first floor window – Comments due by 20<sup>th</sup> July 2018. **Decision:** No objections
  - **18/2872C** - 21, SHEARBROOK LANE - Demolition of garage and studio and erection of a side and front facing single storey extension, including the formation of patio area at the rear – Comments due by 16<sup>th</sup> July 2018. **Decision:** No objections
  - **18/2843C** - 25, MEADOW AVENUE - Single storey side extension - Comments due by 16<sup>th</sup> July 2018. **Decision:** No objections
  - **18/2864C** - BLACKDEN HEATH FARM, BLACKDEN LANE - Construction of a detached oak garage - Comments due by 11<sup>th</sup> July 2018. **Decision:** Objection (see comments in appendix)
5. **Correspondence**

To consider any correspondence received since the last meeting – None received.
6. **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. An application had already been received. **Action:** Clerk to arrange a meeting of the Planning Committee towards the end of July.
  - **Update on Planning Enforcement Issues**
    - Waste issue at Blackden Firs – No further feedback from CEC Planning Enforcement or the Environment Agency.

- 9 Meadow Avenue – removal of blue metal fence. Planning Enforcement has not responded to our request to enforce the decision of the inquiry. **Action:** Clerk to ask Planning Enforcement again about the enforcement of the decision of the inquiry.
- 14, Forest Avenue – A resident contacted Cllr Rathbone regarding the construction of a wooden structure to the left hand side of the dwelling approx 2.5m wide x 3m high with a length of the full depth of the bungalow (6m+). The structure is attached to the bungalow and the long outer wall is on the boundary of 14 and the neighbour. There was an application last year which was withdrawn. DC has contacted the architect to find out if the extension under construction is being carried out under permitted development. As yet we have not received a reply. **Action:** Clerk to write to Planning Enforcement.

**7. To confirm date of the next** -The date of the next meeting will be notified to members of the committee once a date has been set.

**Public Session:** Representatives from Crabtree Homes spoke in the Public Session at the beginning of the meeting about their proposals for a new residential development off Hermitage Lane, Goostrey.

The Chairman made it clear that the Parish Council would not make any comments on the proposal unless it is submitted to Cheshire East Planning to be registered as a Planning Application. He went on to say that should Jodrell Bank object to it, the Parish Council would support that objection in-line with the Goostrey Neighbourhood Plan. He also encouraged Crabtree homes to carry out a public consultation, prior to submitting any application, by holding an open session in the Village Hall.

## Appendix

### **Planning application 18/3202C Land Adjacent to Swanwick Hall Drive.**

Goostrey Parish Council Objects to this application for the following reasons:

1. Access to this new livery/stables is in the middle of the traffic light system that controls traffic going along the single lane to Swanwick Hall Farm. Therefore, traffic would no longer be properly controlled going to/from this development or to/from the livery at Swanwick Hall Farm. The single lane track is a Public Footpath and is also used by cars, horseboxes, vans and horses with riders. Loss of traffic control, may result in reversing back out onto Booth Bed Lane and in any event, it is a safety hazard for pedestrians, horses, cars and commercial vehicles making deliveries.
2. As noted by Emma Fairhurst (CEC Heritage Officer) in her Proof of Evidence for the Gladman Appeal in Goostrey (APP/R0660/W/15/312995), this site is part of the original "Setting" of the Grade II listed building Swanwick Hall. This application introduces permanent structures into the "Setting" (including the concrete apron, stone twin track roadway and ménage). The NPPF paragraph 128 requires assessment of the impact on the historical "setting".
3. The Parish Council is concerned that the building of permanent structures and roadway in the Open Countryside may lead to future attempts to convert these structures into dwellings causing an erosion to the village boundary.

### **Planning Application 18/2864C. Blackden Heath Farm, Blackden Lane.**

Goostrey Parish Council objects to this application because:

1. It is a completely new building in the Open Countryside and neither within, nor adjacent to, the village Settlement Zone Line. It therefore conflicts with the Goostrey Neighbourhood Plan Policy HOU1.
2. It is immediately next to the public highway and is likely to be highly visible. It does not enhance the local rural character. It therefore conflicts with the Goostrey Neighbourhood Plan Policy VDLC1.