



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES of the MEETING on TUESDAY 11th SEPTEMBER at 7.00PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris(Chairman)(KM), Craggs (Vice Chairman)(DC), Bennett (RB), Rathbone (TR) and Williams (EW)

In Attendance: S E Jones, Clerk to the Parish Council and one member of the public

1. **Declarations of Interest** - None
2. **Apologies for Absence** – Apologies were received from Cllr McCubbin
3. **Minutes of the Meeting of 6th August 2018** – The minutes of the meeting of 6th August were accepted as a true record of the meeting.
4. **Planning Applications**
 - **18/4307C** - Coombe End, 1 Brookfield Crescent - Demolition of the conservatory and extension to the existing dwelling – Comments due by 20th September.
Decision: Objection (see Appendix)
 - **18/4079C** - The Grange Livery Stables, Station Road - Outline application for redevelopment of livery stables to form 8 dwellings – Comments due by 12th September.
Decision: Objection (see Appendix)
 - **18/3971C** – Blackden Manor, Station Road- Listed Building Consent for internal amendments and renovations to listed building – Comments due by 13th September.
Decision: No objections (see Appendix)
 - **18/3997C** - School House, 121, MAIN ROAD - Re-roof and rebuild chimney stacks, add three rooflights to rear elevation, rebuild existing kitchen & pantry lean to extension. and replace existing perimeter fence with a cheshire brick wall – Comments due by 13th September.
Decision: No objections (see Appendix)
 - **18/3998C** - School House, 121, MAIN ROAD - Listed building consent to re-roof and rebuild chimney stacks, add three rooflights to rear elevation, rebuild existing kitchen & pantry lean to extension. and replace existing perimeter fence with a cheshire brick wall – Comments due by 13th September.
Decision: No objections (see Appendix)
5. **Planning Appeals**
 - **17/5843C** - COACHMANS COTTAGE, MACCLESFIELD ROAD - Construction of a partially subterranean dwelling in the garden of Coachman's Cottage – Representations must be received no later than 14th September.
Decision: The Committee decided to support the original objection (see Appendix)
6. **Correspondence**

To consider any correspondence received since the last meeting

 - Waste Site at Blackden Firs – The Clerk updated the Committee in regard to a telephone conversation she had recently with an officer from the Environment Agency. It appears that there are now two issues of concern at the site. The Committee decided to write to the CEC Planning Enforcement Officer to request that action to stop the transport of waste to the site.

7. Minor Items and Items for the Next Meeting.

- **Applications received after the agenda for this meeting was issued** – None received
- **DRAFT SADPD** – KM informed the committee that the consultation on the draft SADPD had been announced and that a response would be required. This could be discussed at the October meeting.

8. Update on Planning Enforcement Issues

- **9 Meadow Way** - The fence has been removed around the perimeter of the property, and replaced with a wooden fence 1m in height.
- **51/61 Main Road outstanding planning applications by Henderson Homes**- We have received an acknowledgement of the correspondence sent to CEC Planning Enforcement.

9. To confirm date of the next -The date of the next meeting will be 9th October 2018.

APPENDIX

4. Planning Applications

- **18/4307 - Coombe End, 1 Brookfield Crescent**

Goostrey Parish Council objects to this application because it conflicts with policies in the Goostrey Neighbourhood Plan:

Policy VDLC1 (Village Design & Local Character – Design of Developments)

Part b) of VDLC1 says **“Respect the form, layout, materials, height, scale and design of the adjoining and surrounding buildings”**

The proposed extensions would appear to increase both the scale and height as viewed from Brookfield Crescent, effectively creating a two-storey house from a bungalow. This is out of character with the other bungalows that make up Brookfield Crescent.

Policy OCEH2 (Open Countryside, Environment & Heritage – Views and Vistas)

“Proposed developments must maintain important views and vistas from public places including footpaths and bridleways. Proposals for development will not be permitted which unacceptably obscure the views and vistas identified in the Spatial Policy Plans (Appendix 6.6) and adversely affect the visual impact of the church and its tower and the iconic, Grade I listed Sir Bernard Lovell Radio Telescope.”

The photograph on the cover page of the Design and Access Statement shows that the Grade II* listed Church Tower is currently visible from Brookfield Crescent, but some views of the tower will be obscured by the proposed development (due to its height) and therefore there is a conflict with this policy.

- **18/4079C - 8 new dwellings at The Grange, Station Road**

Goostrey Parish Council objects to this application because it conflicts with the Goostrey Neighbourhood Plan Policies HOU1, VDLC2, and OCEH2. If Jodrell Bank Observatory also objects, then it will also conflict with Policies SC2 and HOU2.

The Parish Council request that CEC commission a suitably qualified expert to review and comment on the Electromagnetic report that has been submitted with this application.

- **18/3971C - Blackden Manor, Station Road**

The Parish Council supports the restoration as the Goostrey Neighbourhood Plan Policy OCEH3 encourages the conservation and enhancement of Heritage Buildings.

- **18/3997C and 18/3998C - School House, Main Road**

The Parish Council supports the restoration as the Goostrey Neighbourhood Plan Policy OCEH3 encourages conservation and enhancement of Heritage Buildings. However we ask that the roof lights on the lower rear roof are 'conservation' roof lights to match those on the upper roof.

5. Planning Appeals

Coachmans Cottage Appeal 3206533

Goostrey Parish Council has read and discussed the Appellant's Statement of Case and related documents. However we maintain our objection because it conflicts with the made Goostrey Neighbourhood Plan Policies HOU1, due to its isolated location in the countryside, and SC2 due to the radio interference to the operation of the globally important Jodrell Bank Observatory which is in close proximity. We also support the Cheshire East Council reasons for refusal.