



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES of the MEETING on FRIDAY 26th OCTOBER at 2.00PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (Chairman), Craggs (Vice Chairman), McCubbin and Rathbone.

1. **Declarations of Interest** – Cllr Craggs declared an interest in application 18/5261D - 12, STATION ROAD.
2. **Apologies for Absence** – Apologies were received from Cllr Williams.
3. **Minutes of the Meeting of 9th October 2018** - This item was deferred to the Meeting on 13th November 2018.
4. **Planning Applications**
 - **18/5261D** - 12, STATION ROAD - Discharge of conditions 4, 7, 8, 11 and 12 of permission 17/4156C; Partial demolition and reinstatement of lean-to with new build extension to rear of property – Comments due by 12th November 2018. **Decision:** *No objections, we will support the decision of the Conservation Officer.*
 - **18/5207C** - 26, MAIN ROAD - Single storey side extension, storey and a half rear extension – Comments due by 8th November 2018. **Decision:** *No objections*
 - **18/5183C** - 27, WILLOW LANE - Side two storey extension and bringing the garage forward inline with the porch – Comments due by 6th November 2018. **Decision:** *No objections*
 - **18/5000M** - Land At, BOMISH LANE - Construction of a glamping site – Comments due by 14th November 2018. **Decision:** *Object (see Appendix)*
 - **18/4949C** - Fairfields, BLACKDEN LANE - Demolish existing 1930s dwelling and replace with an updated re-modelled property – Comments due by 31st October 2018. **Decision:** *Object (see Appendix)*
 - **18/4980C** - LAND TO THE EAST OF HERMITAGE LANE - Outline Planning Permission for a proposed residential development comprising 9 detached market homes and 3 affordable homes and associated works – Comments due by 22nd November 2018. **Decision:** *Object (see Appendix)*
5. **Correspondence**

To consider any correspondence received since the last meeting

 - Letter from a resident commenting on application 18/4949C - Fairfields, BLACKDEN LANE.
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.
7. **To confirm date of the next** -The date of the next meeting will be 13th November 2018.

APPENDIX

4. Applications - 18/5000M. Land at Bomish Lane.

The Parish Council objects to this application for the following reasons:

1. The site is very close to the Jodrell Bank Observatory. If the experts at JBO object, then there would be a conflict with Goostrey Neighbourhood Plan Policy (GNP) SC2.

2. Much of the development appears to be of a permanent nature for 365 day occupation. This includes those glamping pods which will have en-suite toilets and washing facilities (ie plumbed in water and waste removal) as well as the building which contains an office, shop, store and shower facilities. As such, the units are very similar to residential Park Homes. There is therefore a conflict with GNP Policy HOU1 as the dwellings are neither inside nor adjacent to the Goostrey village settlement boundary and they are in the Open Countryside.
3. The site is in an unsustainable location as there are no footways/pavements along Bomish Lane or Blackden Lane to reach Goostrey village (both of which are very narrow, as little as 3.6m in places). The site does not connect to any public footpaths or bridleways. The proposed site does not therefore accord with GNP Policies TTT1 or TTT2.

18/4949C- Fairfields, Blackden Lane.

The Parish Council objects but only because the proposed dwelling is three storeys tall. The Goostrey Neighbourhood Plan (GNP) deliberately restricts the number of storeys to a maximum of two (Policy HOU7) and the justification accepted by the Independent Examiner is given in the GNP on page 31.

18/4980C - Land to the East of Hermitage Lane.

The Parish Council objects to this application for the following reasons:

1. It was established in a previously refused application (14/1964C) for that housing on this site would generate unacceptable adverse radio interference for the Jodrell Bank Observatory. If the experts at JBO object to this application, then there will be a conflict with Goostrey Neighbourhood Plan Policies SC2 and HOU1. Although we note the proposed 'bund' there are no details given regarding its dimensions or any technical information to show whether radio interference would be reduced, or by how much.
2. There is anecdotal evidence from the existing neighbouring properties that surface water flooding is a significant issue in this area.