



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on MONDAY 11th FEBRUARY 2019 at 7.00PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (KM)(Chairman), Beckham (NB), Lord (SL), Rathbone (TR) & Roberts (DR)

In Attendance: S Jones, Clerk to the Parish Council

1. **Declarations of Interest** – Cllr Roberts declared an interest in application 19/0363C - 6, Southlands Road as his house backs onto the property. This was not deemed to be a reason to exclude Cllr Roberts from taking part in the meeting.
2. **Apologies for Absence** – Apologies for absence were received from Cllr Williams.
3. **Minutes of the Meeting of 22nd January 2019 - Resolved:** *The minutes of the meeting on 22nd January were accepted as a true record of the meeting.*
4. **Planning Applications**
 - **19/0496C** – Hilltop Farm, BLACKDEN LANE - Demolition of existing barn and construction of an annex and widening of existing access – Comments due by 6th March 2019. **Decision:** Object – The Parish Council objects to this application as the “annex” is an independent, separate dwelling. It is very similar in size, design and footprint to a previously refused application 16/5969C, which had the clear intention of creating a separate dwelling on this site. Therefore, this application has the same issue that it ‘would lead to an unacceptable form of development within the open countryside’. It is neither within nor immediately adjacent to the Settlement Boundary and therefore it conflicts with Goostrey Neighbourhood Plan Policy HOU1. The D&A statement suggests that the proposal to widen the access ‘would create a wider relief point for oncoming traffic’, however this would be private land and there is no guarantee that it would be kept free of obstructions now or in the future. If the Planning Officer is minded to approve the application, then we request that a condition is added to the planning permission which states that the “annex” cannot be sold or let separately to the main residence, nor registered separately for Council Tax.
 - **19/0559C** - 11, NETHER LEA, CRANAGE - Side extension and alterations – Comments due by 26th February 2019. **Decision:** No objection.
 - **18/6211C** - MILLBANK FARM, MILL LANE - Listed Building Consent for external urgent repairs to 17th century timber framed barn and 19th century neighbouring building. Removal of existing modern blockwork pens to interior and additional structural bracing to stabilise structure – Comments due by 28th February 2019. **Decision:** The Parish Council supports this application under the Goostrey Neighbourhood Plan, “*Policy OCEH3 – HERITAGE - The conservation and enhancement of the setting and character of the historic elements and clusters of built form in Goostrey will be supported. This includes heritage buildings, archaeological sites, historic designed landscapes and boundaries. All proposals for development must take into account the scale of any harm or loss and the significance of any designated or local heritage assets. Such proposals will only be supported where it can be demonstrated that substantial public benefits will be achieved when weighed against any harm or loss.*”.

- **19/0329C** - THE LITTLE BARN, Blackden Heath Farm, Blackden Lane - variation of condition 7 on existing permission 18/2240C; Demolishing of the existing house, garage and stables and construction of one replacement dwelling on the site – Comments due by 18th February 2019. **Decision:** The Parish Council wishes to point out that the fence along the road side and the gates must be in line with the Goostrey Neighbourhood Plan Village Design Statement (page 136 of the Neighbourhood Plan) which states that *“Solid boundary fences, walls and gates in the highway frontage of dwellings shall not exceed 1.0m in height and it is recommended that the planting of hedges, on the dwelling side of the boundary, are maintained to a height not exceeding 2m. Gates must be set back from the carriageway by at least 5m to allow a vehicle to stop off the road prior to access. Policy VDLC1 states that ‘Proposed development schemes must conform with the Goostrey Village Design Statement which is an integral part of this Plan.’* Additionally, the Parish Council supports the concerns of A Donkin regarding the extension of the approved residential curtilage into the Open Countryside highlighted in the Views of Heritage & Design – Landscape report dated 5th February 2019.
 - **19/0363C** - 6, Southlands Road - Small extension to lounge and porch and install new windows and render front – Comments due by 18th February 2019. **Decision:** No objection.
 - **19/0197C** - The Laurels, 95, MAIN ROAD - Single storey utilities building to replace existing outbuilding – Comments due by 15th February 2019. **Decision:** No objection.
- 5. Sibelco Planning Application – Update KM** – Following the approval of the application by CW&C Planning Committee in January, KM will meet with Cllr Kolker (CEC), members of Cranage Parish Council and others to decide who will speak at the CEC Planning Committee Meeting if it is on the agenda on 27th February.
- 6. Correspondence** - To consider any correspondence received since the last meeting
- **Henderson Homes – Restoration of Footway** – A letter has been received from Planning Enforcement to say that Henderson Homes intends to appeal against the decision to refuse permission for application 17/4451C by CEC Planning. However, we have information from CEC Highways that they have already issued the notice to carry out repairs to the footway. If necessary, this will be completed by CEC and Henderson Homes will be charged for the repairs. TR asked if the carriageway at the same location would be restored at the same time. Action: Clerk to ask CEC Highways.
 - **Birch Tree Lane – Complaint regarding Dog Welfare and Noise issues** - The Clerk reported that she had received an update from the Environmental Health Officer to say that currently they had received no reply from the resident regarding the complaint and that they would be contacting Animal Welfare to find out if a breeder’s licence had been applied for. Currently the noise levels were not high enough to warrant Environmental Health upholding the resident’s complaint but they would ask the resident to continue to monitor the noise levels and submit log sheets.

Planning Enforcement also contacted the Clerk to notify the Parish Council that the resident with the dogs on Birch Tree Lane had replied to them and has stated that the dogs are pets and that they are not currently planning to breed from the dogs.

Action: Clerk to ensure that the residents are kept informed.
- 7. 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 – No new applications were received.
- 8. Date of the Next Meeting** - 26th February 2019