



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on TUESDAY 26th MARCH 2019 at 7.00PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (KM)(Chairman), Rathbone(TR) (Vice-Chairman), Beckham (NB), Lord (SL), Roberts (DR) and Williams (EW)

In Attendance: S Jones, Clerk to the Council

1. **Declarations of Interest** - There were no declarations of interest registered.
2. **Apologies for Absence** - There were no apologies for absence.
3. **Minutes of the Meeting of 26th February 2019** - **Resolved:** *The Minutes of the meeting of 26th February were accepted as a true record of the meeting.*
4. **Planning Applications**
 - **19/1264C** - 1, MAIN ROAD, GOOSTREY- Ground floor rear extension to dwelling – Comments due by 11th April 2019. **Decision:** *No objection.*
 - **19/1076M** - The Orchards, 3, BOOTH BED LANE, GOOSTREY - Single storey extension to existing detached property. A previous application was approved (17/1941C) - this is a revision to the proposal with the same red line – Comments due by 27th March 2019. **Decision:** *No objection.*
 - **19/1001C** - COACHMANS COTTAGE, MACCLESFIELD ROAD - New ancillary building – Comments due by 27th March 2019. **Decision:** *Objection (see objection in Appendix)*
 - **18/4980C** - LAND TO THE EAST OF HERMITAGE LANE, GOOSTREY - Outline Planning Permission for a proposed residential development comprising 9 detached market homes and 4 affordable homes and associated works – New Plan submitted on 13th March – Decision date 29th March 2019. **Decision:** *Objection (see objection in Appendix)*
 - **19/1275T** - 136, MAIN ROAD - Maple (T1) - Located at the front of the property Prune to clear roofline by min 1.5m and balance on western (driveway) side of canopy. Reduce limb growing over the neighbours roofline by 1.5m Remove major deadwood/any crossed/diseased branches – No due date for comments – Decision Date 7th May 2019. **Decision:** *No objection.*
5. **Henderson Homes Appeals** -
 - **Appeal for 1 dwelling** – To consider the proposed objection to the appeals for Land adjacent to 51 Main Road, Goostrey, Cheshire CW4 8LH. Planning Inspectorate Number APP/R0660/W/18/3218817 Cheshire East Council Planning Application Number 17/0680N and Appeal for 3 dwellings – Land adjacent to 51 Main Road, Goostrey, Cheshire, CW4 8LH. Planning Inspectorate Number APP/R0660/W/18/3219327 Cheshire East Planning Application Number 17/4451C. The Planning Committee considered the 36 page draft objection written by KM.
Resolved: *The Planning Committee resolved to accept the draft objection for submission to the Planning Inspectorate in regard to APP/R0660/18/3219327. Action:* KM to submit the objection online.

6. Update on Planning Enforcement Issues

- Henderson Homes – Footway restoration - The restoration of the footway will not be carried out until the appeal is concluded.
- Waste Site – Await update from Cllr Kolker.
- Mobile Home – A complaint has been received from a resident in regard to a mobile home which is allegedly available to rent at the Grange Stables. It is possible this is the mobile home which should have been removed in 2013 after an extension to planning permission for a mobile home at the stables was refused. This has been lodged with Planning Enforcement, we await a response.

7. Correspondence

To consider any correspondence received since the last meeting

8. Minor Items and Items for the Next Meeting – No further correspondence had been received.

9. Applications received after the agenda for this meeting was issued – review of applications to be added to the next Planning Meeting Agenda. None were received.

10. Date of the Next Meeting - 23rd April 2019

APPENDIX

Planning Application 19/1001C Coachman's Cottage, Macclesfield Road, Goostrey

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

1. The application appears to be for a completely independent dwelling with its own services, garage and access and there is no indication as to why it should be regarded as “ancillary”.
2. It therefore has the same issues as the previous application for a single dwelling on this site which was dismissed in Appeal number 3206533 on 15 Nov 2018 where the Inspector stated (para 22) that “it would conflict with Policy PG 6 of the CELP, which seeks to protect the open countryside by carefully restricting development outside any settlement with a defined settlement boundary”
3. It also conflicts with Goostrey Neighbourhood Plan Policy HOU1 because the dwelling is not “within or immediately adjacent to the existing settlement lines of Goostrey village”.
4. It is in an unsustainable location because the occupants would have to travel some distance by car to access shops and other facilities.
5. If Jodrell Bank Observatory object, then there will be a conflict with Goostrey Neighbourhood Plan Policies SC2 and HOU1.
6. If the Planning Officer is minded to approve the application then we request that there is a condition which stipulates that the dwelling cannot be sold or let separately to the existing house, and that it cannot be registered separately for Council Tax. We also suggest a restriction on permitted development given its close proximity to JBO.

Planning Application 18/4980C Land to the East of Hermitage Lane, Goostrey

Goostrey Parish Council considered the revised layout (dated 13th March) at its meeting on 27th March 2019 and resolved to maintain its objection to the clustering of 4 affordable houses.

This is because Goostrey Neighbourhood Plan Policy HOU4 states that “Where affordable homes are provided they shall be ‘pepper-potted’ and in clusters no larger than three units”. It appears that the site plan has only been changed slightly so that the units are only separated by a hedge but still in the same location. This does not constitute “pepper-potting” and does not satisfy the underlying purpose of the policy that affordable houses are to be dispersed around the site and intermingled with the other houses.

We also maintain our objections submitted on 4th March 2019.