



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on TUESDAY 23rd APRIL 2019 at 7.00PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (KM)(Chairman), Rathbone (TR)(Vice-Chairman) and Beckham (NB)

1. **Declarations of Interest** – None declared.
2. **Apologies for Absence** - Apologies for absence were received from Cllrs Lord, Williams and Roberts.
3. **Minutes of the Meeting of 26th March 2019 – Resolved:** *The minutes of the meeting on 26th March 2019 were accepted as a true record of the meeting.*
4. **Planning Applications**
 - **19/1760C** – TAILWINDS, CHURCH BANK - Single-storey front elevation extension- comments due by 1st May 2019. **Decision:** *No objection.*
 - **19/1653C** - Land Adjacent To Swanwick Hall Drive Off, BOOTH BED LANE - Proposed new stable block, manege, access track and change of land use to combined equestrian and agricultural – comments due by 1st May 2019. **Decision:** *Object – see Objection in Appendix.*
 - **19/0946C** – Pear Tree Farm, Bomish Lane – Small extension to ancilliary building – comments due by 1st May 2019. **Decision:** *No objection.*
 - **19/1324C** – Blackden Manor, Station Road– Listed building consent for remedial works to house, barn and garden walls – comments due by 2nd May 2019. **Decision:** *Support the application as renovation of properties is supported in the Neighbourhood Plan.*
 - **19/0496C** - Hilltop Farm, Blackden Lane – Demolition of existing barn and construction of an annex and widening of existing access. Revised plans submitted on 9th April. Target determination date 10th April 2019. **Decision:** *Object – see Objection in Appendix.*
5. **Mount Pleasant Caravan Park 19/1524M – Resubmission** - To consider resending our objection. **Resolved:** *The Committee resolved to reiterate the objection see Objection in Appendix.*
6. **Update on Planning Enforcement Issues**
 - Waste Site – No further information at present.
 - Mobile Home – The Enforcement Officer has reported that the mobile home is only being used occasionally and that this does not require planning permission.
7. **Correspondence**

To consider any correspondence received since the last meeting – none received.
8. **Minor Items and Items for the Next Meeting.**
9. **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda.

Two applications have been received since the agenda was issued which will be considered at the next meeting:

 - **19/1822C** – 2 Booth Bed Lane – Single storey side extension – Comments due by 21st May 2019.

- **19/1925C - SPORTS GROUND EAST OF, BOOTH BED LANE - Construction of a replacement bowling hut – Comments due by 15th May 2019.**

10. Date of the Next Meeting - 14th May 2019

APPENDIX

Planning Application 19/1653C, Livery and Ménage Adjacent to Swanwick Hall Drive

Goostrey Parish Council (GPC) objects to this application for the following reasons:

1. Although GPC notes the proposed introduction of new traffic lights, that does not solve the problem of more wide-bodied traffic on the narrow single track which is a Public Footpath. If the livery business were to rent the 6 stables individually, that would mean a significant increase in owners visits, with more cars, horse boxes, hay and feed deliveries and waste removal. All vehicles would have to drive along the Footpath and would increase the safety risk to pedestrians. There is therefore a conflict with the Goostrey Neighbourhood Plan objective of 'Traffic, Transport and Travel' which seeks to "Encourage Use and Enjoyment of Public Footpaths and Bridleways".
2. GPC agrees with the objection submitted by Emma Fairhurst (CEC Heritage Officer) to planning application 18/3202C, which is the same reason the Secretary of State dismissed Appeal 312995 in the same location, and also applies to this application. As well as the Livery, machinery store, tack store, Ménage and access track, the introduction of new traffic lights would also be in the 'setting' of the Grade II listed building and would be visually obvious from the Public Footpath. There is therefore a conflict with Goostrey Neighbourhood Plan Policy OCEH3 which seeks to conserve and enhance the 'setting' and character of heritage buildings.
3. GPC also believes the proposed new traffic lights would be 'out of character' and 'urbanise' the Open Countryside, as the lights would sit in an open green field. Overall the development is contrary to the intention of Goostrey Neighbourhood Plan HOU1 as it is neither 'within, or immediately adjacent to, the existing Settlement Zone Lines of Goostrey village'.
4. The Goostrey Neighbourhood Plan does support equestrian businesses (Policy EB1), however that is conditional on 'where they do not conflict with other policies in this plan'. In this case GPC considers there are other significant conflicts.

Planning Application 19/0496C, Hilltop Farm, Blackden Lane

Goostrey Parish Council (GPC) notes that there have been some updates to this application. GPC maintains its objection and comments submitted on 15th February 2019, but wishes to make the following two additional points:

1. The Jodrell Bank Observatory's response dated 27th February 2019 says that if this is an independent dwelling there will be interference. GPC is concerned that the application is very similar in size, design and footprint to a previously refused application 16/5969C on the same site which was clearly intended to be an independent dwelling. As an independent dwelling, there would now be a conflict with Goostrey Neighbourhood Plan Policy SC2 which states that 'Developments will not be permitted which can be shown to impair the efficient operation of the radio telescopes', and also with Policy HOU1 which states that dwellings 'should not individually or cumulatively harm the operation of the Jodrell Bank Radio Telescopes'.
2. It is now proposed to widen the access. This would appear to necessitate the removal of a hedgerow which may be 'important' from a historical perspective. If so, there would be a conflict with Goostrey Neighbourhood Plan Policy VDLC3 which seeks to preserve historical hedgerows. If, however, this is required for highway safety reasons, then we ask the Planning Officer to balance the loss against any benefit in the determination.

Planning Application 19/1524M – Mount Pleasant Caravan Park

Goostrey Parish Council (GPC) objects to this application for the same reasons that were submitted for (refused) planning application 18/4510C. In addition, we make the following comments:

1. Although we understand that Planning Permission was granted in 1991, the layout that was conditioned in that approval is not the same as the layout for which the Certificate of Lawful Development is now requested by the applicant.
2. The 1991 permission was given for a lower number of static caravans after taking into consideration the effect on the Jodrell Bank Observatory, clearly a larger number of static caravans needs a reconsideration. Furthermore, there are far more radio-emitting devices used in homes now than 28 years ago, including microwave ovens, mobile phones, computers, routers etc. The Secretary of State dismissed an Appeal (312995) very close to this site because of this type of interference and there would now also be a conflict with Goostrey Neighbourhood Plan Policies SC2 and HOU1.