



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on TUESDAY 13th NOVEMBER at 7.00PM

IN THE VILLAGE HALL LOUNGE

1. Declarations of Interest

2. Apologies for Absence

3. Minutes of the Meeting of 9th & 26th October 2018 - The minutes of the meetings on 9th and 26th October were accepted as true records of the meetings.

4. Planning Applications

- **18/5436M** - Blackden Manor, STATION ROAD - Erection of entrance gate and fencing – Comments due by 6th December 2018. **Decision:** *No objections, but as this is a listed building we will support the decision of the CEC Heritage Officer.*
- **18/5327C** - Hill Top Farm, Blackden Lane - Proposed extension/annex and provision of new access – Comment due by 28th November 2018. **Decision:** *Objection see Appendix*

5. Update on Planning Enforcement Issues

- **Waste Site at Blackden Firs** - A stop notice has been issued by Cheshire East, but this has been ignored. AK had informed KM that planning enforcement and contravention notices were in the process of being issued. It is not known how long the stop notice will be in place or if the owner will appeal.. **Action:** Clerk to write to Planning Enforcement for further details.

6. Correspondence

To consider any correspondence received since the last meeting – No correspondence has been received.

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.
18/5410C - Freshfield, HERMITAGE LANE - Proposed rear and side extension and replacement roof – Comments due by 5th December 2018. The Chairman suggested that we wait to see if any more applications come in before booking another meeting.
Resolved: *The Planning Committee Resolved to delegate responsibility to the Clerk to return a decision of no comment for application 18/5410C.*
- **18/4731C** - New Wall and Gates at Woodside Cottage, Booth Bed Lane – KM highlighted that there had been a change to this application which now includes the planting of a hedge in front of the wall. **Decision:** *The Planning Committee decided to reinforce the objection which has already been submitted see Appendix.*
- **Action:** Clerk to report Planning Search issues to CEC.
- **Action:** KM to check to see if there is any outstanding works at Heathfields.

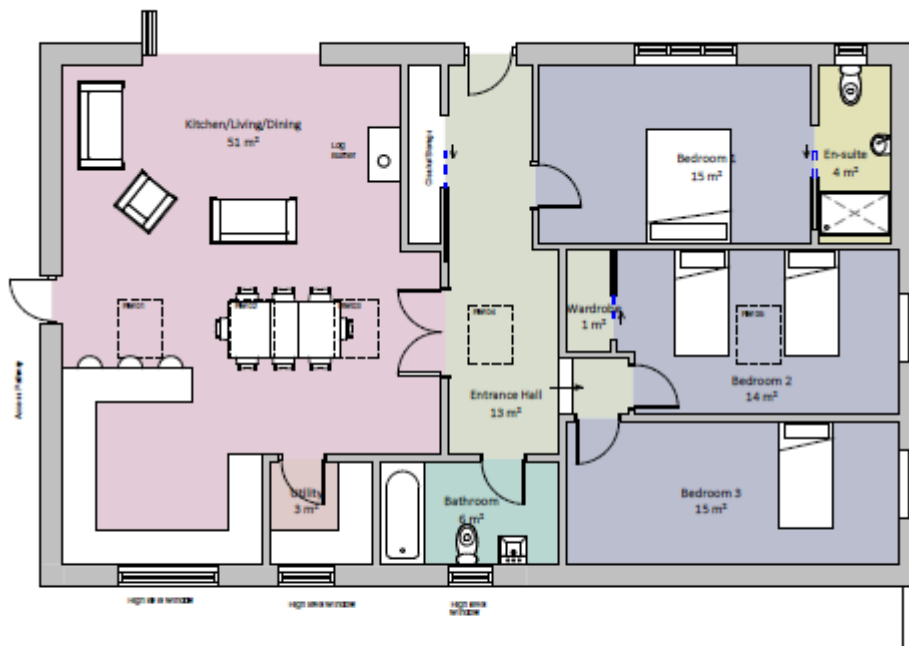
8. Date of the Next Meeting - 11th December 2018 unless a meeting is required before that date.

Goostrey Parish Council Objection to 18/5327C New Dwelling at Hilltop Farm, Blackden Lane Goostrey

The Parish Council objects to this application because, although it is described as an “extension”, there is in fact only a wooden pergola between the rear of the new dwelling and Hilltop Farm which is open to the air. To all intents and purposes, it is therefore a new dwelling in the Open Countryside. As it is neither within nor adjacent to the village boundary it conflicts with Goostrey Neighbourhood Plan (GNP) Policy HOU1 which states that **“These dwellings should be within, or immediately adjacent to, the existing Settlement Zone Lines (SZLs) of Goostrey village”**. The SZL is defined in the CEC Local plan, the GNP and the draft SADPD.

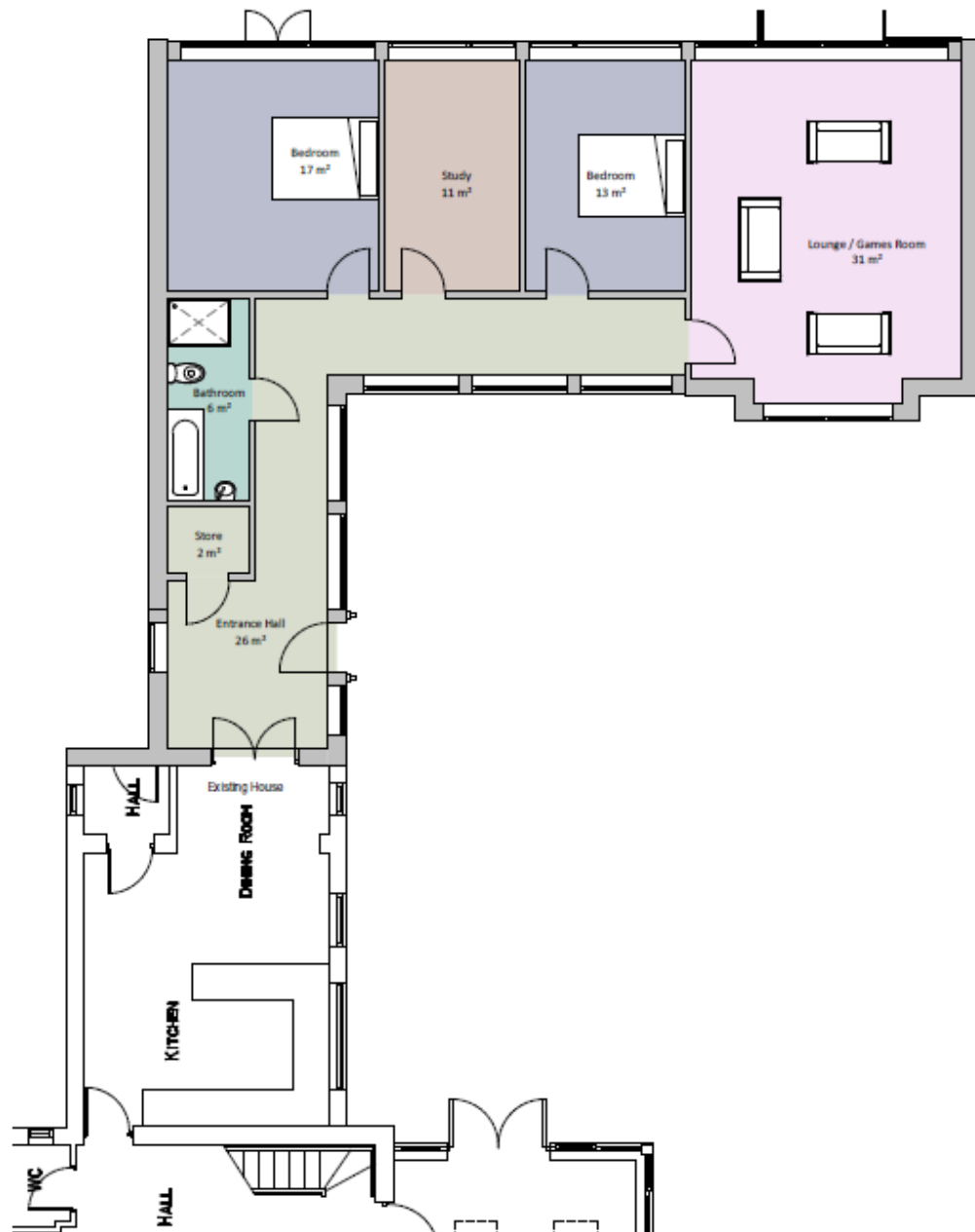
We note that this is the third in a series of applications for this site.

1. Application **16/5969C** was refused by CEC because **“the proposal would lead to an unacceptable form of development within the open countryside”**. The view of the Parish Council is that the same objection applies to the current application. The ground floor plan was as follows:



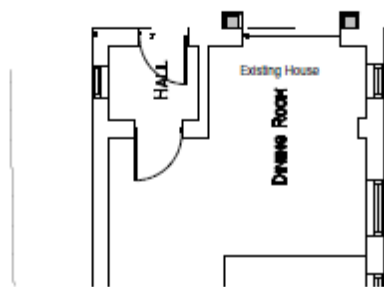
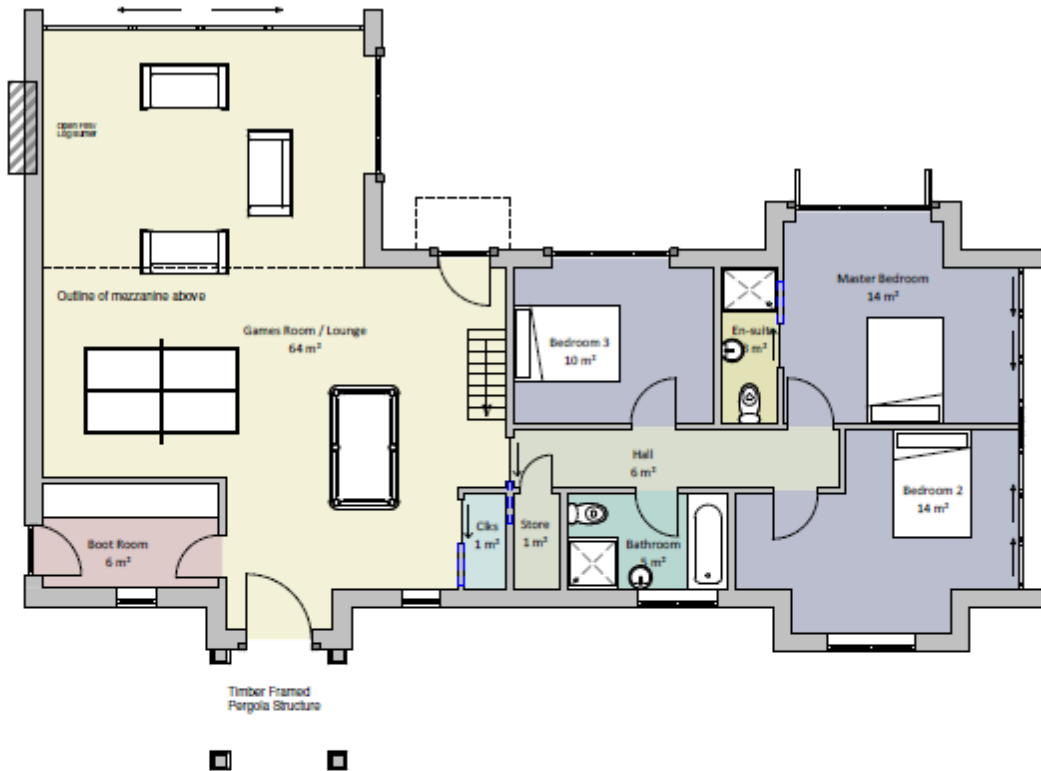
Proposed Ground Floor Plan
1 : 50

- Application **18/1354C** was on the same footprint and was allowed, presumably because it would've been physically attached, by a permanent brick construction as an "extension" to Hilltop Farm:



- Application **18/5327C** appears to revert to a separate, but much larger, detached dwelling similar to the refused application 16/5969C, having its own front door, three bedrooms, bathroom, en-suite, hall, store, cloakroom, games room/lounge, bootroom and mezzanine, with obvious space for a kitchen as before. It therefore appears to be a completely separate and new planning unit.

The point of contact to Hilltop farm has been reduced to a wooden pergola. On this basis we advocate that this application should similarly be refused because **“the proposal would lead to an unacceptable form of development within the open countryside”**.



Goostrey Parish Council Objection to 18/4731C, New Wall and Gates at Woodside Cottage Booth Bed Lane, Goostrey.

The Parish Council have considered the recently revised plans for this application but want to maintain their objection on the grounds that it conflicts with the made Goostrey Neighbourhood Plan (GNP). Considerable thought was put into the policies and the Village Design Statement in the GNP. It was a strong requirement from the consultations carried out with residents to maintain the open nature of the village and to avoid a gated and walled community from spreading through the Parish. That is the reason that new walls and gates have been restricted to 1.0 metre tall.

The relevant section of the Village Design Statement is on page 136 of the GNP, prepared by Escape Urban Design consultants, says:

“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.”

The GNP makes it clear in Policy VDLC1 (page 34) that ***“Proposed development schemes must conform with the Goostrey Village Design Statement which is an integral part of this Plan”***.

The adopted Cheshire East Design Guide (SPD) Volume 2 also authored by Escape says that: ***“i|50 Isolated, closed or gated developments do nothing for community cohesion or the design quality agenda in Cheshire East.”***

We would also like to point out that there was a Planning Application (17/3506C) for another wall in Booth Bed Lane, just a few hundred metres away, which was refused by CEC on 8th September 2017. The reason given by the Planning Officer was as follows:

“The proposed development, by reason of its height, extent and materials, would adversely affect the character and appearance of the area within which it is located. It would therefore be contrary to the policies SD 2 and SE 1 of the Cheshire East Local Plan and saved policy PS5 of the Congleton Local Plan.”