



# Goostrey Parish Council

## PLANNING COMMITTEE MEETING

MINUTES of the MEETING on MONDAY 2<sup>nd</sup> SEPTEMBER 2019 at 7.00PM

IN THE VILLAGE HALL COMMITTEE ROOM

**Present:** Cllrs Morris (KM)(Chairman), Beckham (NB)(Vice-Chairman), Ross (CR), and Sulej (JS)

**In Attendance:** S Jones, Clerk to the Council

1. **Declarations of Interest** – There were no interests declared.
2. **Apologies for Absence** - Apologies for absence were received from Cllrs Lord, Rathbone, Roberts & Williams.
3. **Minutes of the Meeting of 23<sup>rd</sup> July 2019 – Resolved:** *The minutes of the meeting on 23<sup>rd</sup> July were accepted as a true record of the meeting.*
4. **Planning Applications**
  - **19/3344C** - BROMLEY COTTAGE, 134, MAIN ROAD - Two storey rear extension with single storey outridge Proposed demolition of existing dwelling (with detached garage) and construction of new specially designed dwelling (with attached garage) and outbuilding, plus new and adapted site accesses. Comments due by 4<sup>th</sup> September 2019. **Decision:** The Parish Council does not object to the application. However we are concerned that the extra gates would add to a ‘boarded-up’ appearance along Main road and potentially cause vehicles to stop on Main Road before entering the gates, causing a safety hazard. We draw the Planning Officer’s attention to the Goostrey Neighbourhood Plan which states on page 136 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.” The Neighbourhood Plan is the most up-to-date guidance for Goostrey and we ask that this is conditioned in the approval.
  - **19/2427C** - Blackden Manor, STATION ROAD - Single storey extension and alterations to existing house and detached three bay garage – New Plans issued. Comments due by 5<sup>th</sup> September 2019. **Decision:** Object (see objection in appendix)
  - **19/3705T**- Swanwick Wood, BOOTH BED LANE - WORKS TO TPO TREES. **Decision:** Thank you for asking the Parish Council to comment on this application. However there is no arboricultural assessment provided on the condition of the TPO trees to be removed or pruned. There is also no site plan showing the individual and relative position of the trees. Without this information we are unable to provide any input.
  - **19/4038M** - Orchard Farm, BOOTS GREEN LANE - Extensions and alterations. Comments due by 25<sup>th</sup> September 2019. **Decision:** No comments
5. **2<sup>nd</sup> Consultation of Cheshire East’s SADPD Document - Resolved:** *The committee accepted the comments circulated by KM as the Parish Council’s response to the consultation. Action:* KM to input the comments into the Cheshire East portal.
6. **Update on Planning Enforcement Issues** - No updates to report.
7. **Correspondence**

Chairman: Cllr Ken Morris

Parish Clerk: Sharon Jones

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.

**10. Date of the Next Meeting** - 24<sup>th</sup> September 2019

**Appendix**

**Goostrey Parish Council (GPC) Objection to Planning Application Number 19/2427C, New Plans for Blackden Manor, Station Road Goostrey.**

The Parish Council objects to the revised planning application for the following reasons.

1. It is clearly intended that the application is not for residential purposes but that the development will operate as a commercial wedding and events venue. The owners are advertising this publicly as illustrated below, the information is from their own website <https://www.blackdenestate.co.uk/> and various social media sites.
2. The advertisements show photographs of the listed building and say that it is **“Cheshire’s Premier Wedding and Event Venue”** and that the venue is open to the public to view as a Wedding Venue on 5<sup>th</sup> and 6<sup>th</sup> October 2019. The website makes it quite clear that the events are to be held inside the listed building for which this planning application applies:

**“Events in our quintessentially English, grade II listed property with views of UNESCO World Heritage Site”**

The website also says:

**“With space for up to 500 delegates plus plenty of onsite parking”**

3. As far as we are aware there is no permission at this site or building (of which the current application is an integral part) for commercial use and no entertainment or alcohol license. Commercial use would require an application and assessment of the impacts of noise, highways, lighting, car parking, impact on the listed building, impact on the Jodrell Bank Observatory among other factors.
4. The website advertises that Tipis, glamping pods, glamping tents and glamping shepherd huts will be located on the site. **“The perfect location for your Tipi can be found anywhere on the estate”**. However, an application for glamping pods a short distance away on Bomish Lane was refused in 2018 (18/5000M) due to radio interference with Jodrell Bank Observatory.
5. We note that the owners are operating a similar venue called ‘The Colony’ in Wilmslow and have now applied for retrospective permission for use as a wedding venue (19/3302M). It appears that a similar unsatisfactory approach is being pursued in this case.
6. ‘The Colony’ events have been the subject of a number of complaints by residents due to noise nuisance, in one case the staff have had to threaten guests with calling the police in order to stop the noise. The proposed approach of keeping doors and windows closed has not worked in hot weather when guests have opened doors and windows.
7. We are concerned that Goostrey residents living close to Blackden Manor, particularly those near Goostrey Station will be affected by noise nuisance from similar commercial events at the Manor. Goostrey houses are less than 300m from the site and complaints about noise from The Colony have been received from residents 700m away, which would reach into Goostrey village at Church Bank.
8. Blackden Manor lies within the ‘Inner Consultation Zone’ for the Jodrell Bank Observatory and within the UNESCO World Heritage ‘Buffer Zone’. We are concerned that emissions

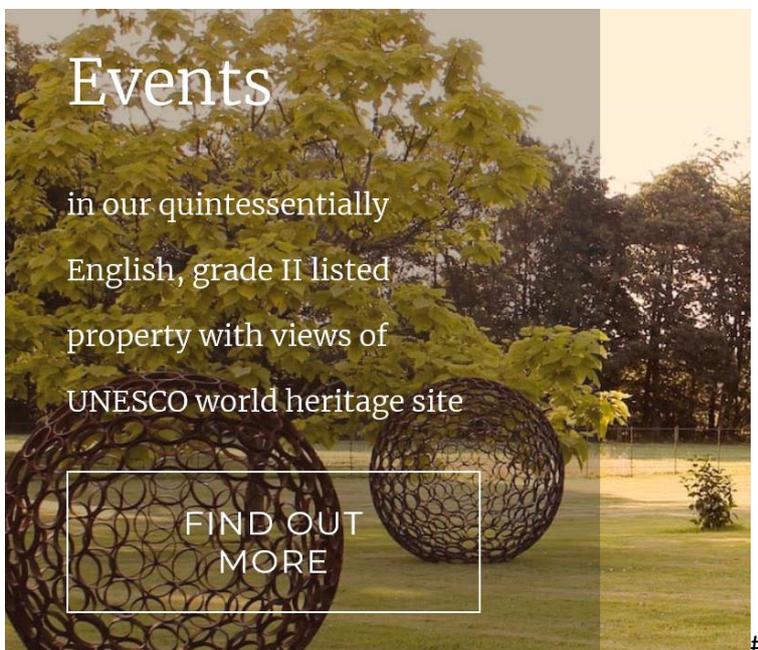
from LED lighting, computers, mobile phones and a range of other electronic devices in the proposed extension in this application will damage JBO's operations, both for residential use and as "Cheshire's Premier Wedding and Events Venue".

9. Overall GPC submit that this application should be refused as it is clearly intended for a purpose other than that stated in the application. If it is approved, then it should be restricted to residential use only.

Attachments below:



From: <https://www.blackdenestate.co.uk/>



Businesses are seeing the benefits of hosting meetings, conferences, corporate dinners, festivals and events at unique venues such as the Blackden Estate as opposed to using a conventional hotel locations.

Privately owned and always exclusive to you, we offer a truly bespoke experience for both you and your guests, one which will reflect and enhance the image of your organisation whilst leaving memories of a superb event staged in a beautiful and unique location.

With space for up to 500 delegates plus plenty of onsite parking, there really is nowhere else to consider for your corporate festivals and away days, team building or product launches.

Our team will work with you to create an entirely bespoke package, exclusively for your business.





65 views

**bigchieftipis** 🌟 TIPI OPEN WEEKEND! 🌟  
On the 5th & 6th October we will be joining forces with a brand new #Cheshireweddingvenue called @blackdenestate 🥰 for our Wedding & Events Tipi Open Weekend! Come down between 12-4pm for a complimentary glass of champagne on arrival and to meet a range of fantastic suppliers, within stunning grounds, perfect for your #outdoorwedding .

Blackden Manor, Goostrey CW4 8PL . .  
Register your interest by contacting Blackden on 01625 254000  
events@blackdenestate.co.uk . . . .  
#tipiwedding #tipievent #weddingshowcase  
#cheshireevent #cheshirewedding

From <https://www.blackdenestate.co.uk/>

## Accommodation

Glamping Tents

Glamping Pods

Glamping Shepherd Huts



