



# Goostrey Parish Council

## PLANNING COMMITTEE MEETING

MINUTES of the MEETING on THURSDAY 6<sup>TH</sup> JUNE 2019 at 7.00PM

IN THE VILLAGE HALL COMMITTEE ROOM

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

**In attendance:** S Jones, Clerk

1. **Elect a Chairman – Resolved:** Cllr Ken Morris was elected as Chairman.
2. **Elect a Vice Chairman - Resolved:** Cllr Neil Beckham was elected as Vice -Chairman.
3. **Declarations of Interest** – No declarations of interests were registered.
4. **Apologies for Absence** - Apologies for absence were received from Cllrs Roberts & Williams.
5. **Minutes of the Meeting of 14<sup>th</sup> May 2019 - Resolved:** The minutes of the meeting on 14<sup>th</sup> May were accepted as a true record.
6. **Planning Applications**

*Resolved:* The Planning Committee resolved to delegate the wording and submission of the decisions at this meeting to the Chairman and the Clerk.

  - **19/2427C** – Blackden Manor, Station Road - Extension to main house - renovation, extension to existing outbuildings. Comments due by 27<sup>th</sup> June. **Decision:** Objection – see Appendix for details.
  - **19/2426C** - Blackden Manor, Station Road - Listed building consent for extension to main house - renovation, extension to existing outbuildings. Comments due by 20<sup>th</sup> June. **Decision:** Objection – see Appendix for details.
  - **19/2345C** - 9, Shearbrook Lane - Single-storey oak-framed extension to rear. Comments due by 7<sup>th</sup> June. **Decision:** No comments.
  - **19/2344C** - Woodside Cottage, Booth Bed Lane - Two storey rear extension. Comments due by 12<sup>th</sup> June. **Decision:** No comments.
7. **Update on Planning Enforcement Issues** – There were no updates reported.
8. **Correspondence**

To consider any correspondence received since the last meeting – none reported.
9. **Minor Items and Items for the Next Meeting** – None reported.
10. **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda – None received.
11. **Date of the Next Meeting** - 25<sup>th</sup> June 2019

## **APPENDIX**

### **Goostrey Parish Council Objection to Planning Application Numbers 19/2427C and 19/2426C, Blackden Manor, Station Road, Goostrey, CW4 8PL.**

Goostrey Parish Council **objects** to both applications because the proposed development is for a large commercial operation, generating significant volumes of new traffic and noise nuisance, including at anti-social hours. This is inappropriate to a small, predominantly agricultural and rural country village. It is contrary to Goostrey Neighbourhood Plan (GNP) Policy numbers VDLC1, OCEH3, EB1, CF3 and potentially SC2.

1. The plans show seating for 108 guests. This number would be raised further by kitchen staff, servers, bar staff, entertainers, managers etc. The numbers could be elevated still further by use of marquees in the grounds. This raises the following issues:
  - a) There is no car-parking shown on the plans. A study by Cheshire Wildlife Trust shows that this area is of "Medium Habitat Distinctiveness" (GNP Section 6.17 page 98) and a large car park would destroy local ecology. We also note that a garage for 4 cars was refused by CEC (18/2982C) as having an adverse effect on the Grade II listed building and the Council believes that parking facilities for 100+ visitors' cars would have a further detrimental effect.
  - b) The entry from Station Road/Goostrey Lane to the site is immediately after a hump-back railway bridge and bend. CEC Highways are in the process of arranging to install traffic lights on the bridge, but this means that traffic approaching the bridge from the West and seeing a 'green light' are likely to assume they have a clear right of way, when in fact there could be a large number of 'unseen' vehicles turning into and out of the site entrance just after the bridge. Visibility of oncoming traffic by cars leaving the site is also restricted by the railway bridge. Goostrey tends to be a 'rat run' between the A50 and the A535 and therefore there would be a substantially increased safety risk at this point. No traffic/highways assessment is provided in the application.
  - c) The application only includes 10 bedrooms, which is clearly insufficient for 100+ guests and staff. If this application were allowed it invites further creeping applications on the grounds of precedent and need. This would exacerbate the issues listed in this objection.
2. The application does not provide any indication of the hours of operation. The Parish Council is concerned that noise pollution, including outdoor music, fireworks and entertainment using sound amplification would cause a nuisance to nearby residents and livestock, especially in the early hours of the morning.
3. There is no Ecology report included with the application (only a brief summary in the D&A statement). The Council is concerned that full bat and owl surveys have not been carried out and wish for the CEC Ecologist to consider these and other impacts of the proposal. Furthermore, no arboricultural report is provided and no landscaping plan.

4. It is the opinion of the Council that the very modern design of the proposed developments substantially conflicts and jars with the style of the original Grade II listed building and its 'Setting'. The proposal is in conflict with GNP Policy VDLC1 which amongst other requirements also includes **'b) Respect the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the local vernacular, setting and countryside. c) Respect the local character and historic and natural assets of the surrounding area, and take every opportunity, through design and materials, to reinforce local distinctiveness...'**. Furthermore, the Council is concerned that the conference/bedroom building could be used as a permanent residence which would result in an ultra-modern dwelling "cheek-by-jowl" with the Grade II listed building and its 'Setting'.
5. There is also a conflict with GNP's Heritage Policy OCEH3 which seeks to preserve historic buildings and their setting in the Parish. It also states that **'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'** (see also point 7 below).
6. The application, being a large commercial operation, conflicts with GNP Policy EB1, as it is not an agricultural or equestrian business nor an expansion of an existing small business. The policy states that: **'Where development is involved the following employment uses will be supported where they do not conflict with other policies in this plan: a) Agriculture. b) Equestrian. c) The conversion of existing non-residential buildings and the small scale expansion of existing employment premises across the parish. d) Home working, provided there is no adverse impact on neighbouring residential amenity.'**
7. GNP Policy CF3 'Infrastructure' requires **that 'Proposals for new housing or employment developments will be required to include identification of their effect on local services and facilities (including health services and school places). Positive benefits shall be quantified and mitigation measures identified for any negative impacts'**. The Council believes that there will be very little local benefit provided as it is likely that the operators (who also own other venues) will use high volume contractors for provision of goods and services rather than small local businesses. On the other hand, there would be a local negative impact in terms of traffic, noise and general loss of amenity for residents.
8. If Jodrell Bank Observatory object to the application, the Council would support any objection as being in conflict with GNP Policy SC2 which states that **"Developments will not be permitted which can be shown to impair the efficient operation of the radio telescopes"**.