



# Goostrey Parish Council

## PLANNING COMMITTEE MEETING

MINTUES of the MEETING on MONDAY 16<sup>th</sup> DECEMBER 2019 at 7.00 PM

IN THE VILLAGE HALL LOUNGE

**Present:** Cllrs Morris (KM)(Chairman), Beckham (NB)(Vice Chairman), Roberts (DR), Rathbone (TR), Sulej (JS) and Williams (EW)

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

1. **Declarations of Interest** - There were no declarations of interest.
2. **Apologies for Absence** – Apologies for absence were received from Cllrs Lord and Ross.
3. **Minutes of the Meeting of 26<sup>th</sup> November 2019 – Resolved:** *The minutes of the meeting of 26<sup>th</sup> November 2019 were accepted as a true record of the meeting.*
4. **Planning Applications**
  - **19/5491C** - Land At, BOMISH LANE - Construction of a glamping site (resubmission of 18/5000M) – Comments due by 9<sup>th</sup> January 2020. **Decision:** *Objection (see Appendix)*
5. **Footpath 12 (Swanwick Hall) Diversion Inquiry** – To decide if the Parish Council should continue to support the diversion and if a Parish Council representative should speak at the inquiry.

**Resolved:** *The Planning Committee resolved to continue to support the diversion to Footpath 12 and to send a representative to speak at the inquiry.*

KM agreed to speak at the inquiry and CR to deputise if KM is not available.
6. **Appeal - Planning Application 18/4980C - Land to the East of Hermitage Lane (APP/RO660/W/19/323799).** - Proposal for the Parish Council to request Rule 6 Party participation if the appeal is to be determined via a Public Inquiry.

**Resolved:** *The Planning Committee resolved apply for Rule 6 Status as soon as the public inquiry (APP/RO660/W/19/323799) is announced.*
7. **Correspondence**

To consider any correspondence received since the last meeting – No correspondence received.
8. **Minor Items and Items for the Next Meeting** - No items raised.
9. **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda.
  - **19/5735C** – The Grange, Station Road, Goostrey – Demolition of existing garage and construction of new garage and ancillary accommodation (resubmission of approved application – 19/3370C). This application will be added to the agenda of the Planning Meeting on 28<sup>th</sup> January 2019.
10. **Date of the Next Meeting** - 28<sup>h</sup> January 2020 or before if necessary.

## **APPENDIX**

### **2. Planning Applications - Goostrey Parish Council Objection to 19/5491C. Glamping Site at Bomish Lane, Goostrey.**

#### **Goostrey Parish Council Objects to this application for the following reasons:**

1. The site is very close to the Jodrell Bank Observatory. If the experts at JBO object, then there would be a conflict with Goostrey Neighbourhood Plan Policy (GNP) SC2. The applicant's Design and Access Statement says that *"The pods are proposed to be heated by log burners, therefore reducing the need for electricity supply within the pods"* and *"hot water will be gained from heating from burners"*. However, the drawings now show that the pods will have gas combi-boilers and air-source heat pumps, both of which require electricity (and thermostatic controllers which interfere with JBO). The shower block also has a boiler and presumably LED lighting, both of which have the potential for radio-frequency emissions.
2. The development appears to be of a permanent nature for 365 day occupation. This includes those glamping pods which will have en-suite toilets and showers (ie plumbed in water and waste removal) as well as heating, electricity and gas services. Similarly, the building which contains a reception area, store, boiler room, pot wash room and shower and toilet facilities appears to be a permanent construction requiring all services. As such, the proposal is very similar to that of residential Park Homes. There is therefore a conflict with GNP Policy HOU1 as the 'dwellings' are neither inside nor adjacent to the Goostrey village settlement boundary and they are in the Open Countryside.
3. The site is in an unsustainable location as there are no footways/pavements along Bomish Lane or Blackden Lane to reach Goostrey village (both of which are very narrow, as little as 3.6m in places). The site does not connect to any public footpaths or bridleways. The proposed site does not therefore accord with GNP Policies TTT1 or TTT2.
4. In the event that the drawings are approved by CEC as submitted, GPC requests that it is made clear in the conditions that the site cannot be used for 365 day per year occupation, nor for residential accommodation.
5. Section 13 of the application form states that it is not known how foul sewage will be disposed of. There is a toilet block proposed and toilets in the pods. It is not clear where the effluent will go.
6. Section 14 of the application form, states that there are no areas provided to store, and aid, the collection of waste (including recyclable waste), this needs to be provided.
7. In section 15 the answer to the question about the need to dispose of trade effluent and waste is marked as 'no', but our understanding is that the application has been made as a commercial site and therefore these arrangements are needed.