



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on WEDNESDAY 12th FEBRUARY 2020 at 7.00 PM

IN THE VILLAGE HALL, COMMITTEE ROOM

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

In Attendance: S Jones, Clerk to the Council

1. Declarations of Interest

2. Apologies for Absence – Apologies for absence were received from Cllrs Roberts and Williams.

3. Minutes of the Meeting of 28th January 2020 – Resolved: *The Minutes of the meeting of 28th January 2020 were accepted as a true record of the meeting.*

4. Planning Applications

- **20/0364M** - COACHMANS COTTAGE, MACCLESFIELD ROAD - Certificate of existing lawful use/development of outbuilding – Comments due by 19th February 2020. **Decision – Objection** (see Appendix for details)
- **20/0270C** - 7, SHEARBROOK LANE - Two-storey rear and single-storey side extensions with associated alterations - Comments due by 14th February 2020. **Decision: Objection** - *because our Neighbourhood Plan Design Guide states that “Flat roofs should be avoided as these are not characteristic of the village”*

5. Footpath 12 (Swanwick Hall) Diversion Inquiry – Report from the inquiry KM

The arguments put forward in the two day Inquiry were as follows:

Proposers – increased security and privacy for Swanwick Hall, new route more attractive and more accessible as boardwalk gates etc unsuitable for wheelchairs.

Objectors – loss of close view of Grade II heritage buildings and slope too steep on alternative route.

The Inquiry was adjourned because there was an unresolved question of whether CEC should've carried out an assessment under the Equalities Act. Likely to resume in 3-4 weeks time.

6. Correspondence

To consider any correspondence received since the last meeting – None received.

7. Minor Items and Items for the Next Meeting – None raised.

8. Applications received after the agenda for this meeting was issued – review of applications to be added to the next Planning Meeting Agenda.

9. Date of the Next Meeting - 25th February 2020

APPENDIX

20/0364M - COACHMANS COTTAGE, MACCLESFIELD ROAD

The Parish Council objects to this application for the following reasons:

1. The application is very similar to 19/1001C which had the clear intention of being a new dwelling. Although this application configures the internal rooms differently, it still includes a w/c, washbasin, rooms capable of being used as a dwelling and has its own attached garage and access. We have therefore treated it in the same way that Jodrell Bank treated 19/1001C where their objection says "We note that this ancillary building could be considered a dwelling in its own right and are responding as if it were."
2. It has the same issues as the proposed development on this site which was dismissed in Appeal number 3206533 on 15 Nov 2018 where the Inspector stated (para 22) that "it would conflict with Policy PG 6 of the CELP, which seeks to protect the open countryside by carefully restricting development outside any settlement with a defined settlement boundary".
3. It also conflicts with Goostrey Neighbourhood Plan Policy HOU1 because the dwelling is not "within or immediately adjacent to the existing settlement lines of Goostrey village".
4. It is in an unsustainable location because occupants would have to travel some distance by car to access shops and other facilities.
5. If Jodrell Bank Observatory object (as they did for 19/1001C), then there will be a conflict with Goostrey Neighbourhood Plan Policies SC2 and HOU1.
6. If the Planning Officer is minded to approve the application then we request that there is a 'condition' which stipulates that the dwelling cannot be sold or let separately to the existing house, and that it cannot be registered separately for Council Tax. We also suggest a restriction on permitted development given its close proximity to JBO.