



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES for the MEETING on TUESDAY 23rd JUNE 2020 at 7.00 PM

Held by VIDEO CONFERENCE

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

In Attendance: Sharon Jones, Clerk to the Council

1. **Declarations of Interest** – No declarations of interest were received.
2. **Apologies for Absence** – Apologies for absence were received from Cllr Williams.
3. **Minutes of the Meeting of 12th February 2020 - Resolved:** *The minutes of the meeting on 12th February were accepted as a true record of the meeting.*
4. **Planning Applications**
 - **20/2168C** - Silverdale, 46, NEW PLATT LANE - Extension and alterations – Comments due by 25th June 2020. **Resolved:** *No objection, but we ask that that new extension is at least 1 metre from the boundary with the adjoining property to meet the proposed separation distance given in the draft SADPD Policy HOU11.*
 - **20/2250C** - BRICKBANK FARM, BOOTH BED LANE - Conversion of traditional agricultural building into one dwelling, creating a small glazed extension and proposed double storey garage – Comments due by 8th July 2020. **Resolved:** *Object see appendix for details.*
 - **20/2329C** - The Timber Yard, CHURCH BANK - Outline application for 2 no. detached dwellings – Comments due by 8th July 2020. **Resolved:** *Object see appendix for details.*
 - **20/2362C** - 30, FOREST AVENUE - Roof extension to west elevation, facing highway; single storey extension to west elevation facing highway – Comments due by 3rd July 2020. **Resolved:** *No comments.*
5. **Correspondence**

To consider any correspondence received since the last meeting.

A letter from a planning agent had been received offering services to the council and residents.

Action: Clerk to reply stating that it was unlikely that the agents services would be required and that we are unable to recommend services to residents.
6. **Minor Items and Items for the Next Meeting**
 - **Complaint regarding Little Barn on Blackden Lane** – The Chairman has been discussing the complaint with the Head of Planning and a reply is expected but has not yet been received.
 - **Waste Skip Site on Bridge Lane Application Not on the Agenda of the Strategic Planning Board Meeting on 24th June 2020** – The Chairman will ask Cllr Kolker, CEC why this application has been removed from the Strategic Planning Board agenda and when it is likely to be reviewed by the Board.
7. **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda. No new applications had been received.
8. **Date of the Next Meeting** – 28th July 2020.

APPENDIX

4. Planning Applications

- **20/2329C** - The Timber Yard, CHURCH BANK - Outline application for 2 no. detached dwellings – Comments due by 8th July 2020.

Objection: The Parish Council objects to this application because Jodrell Bank states that it would impair the efficiency of the radio telescopes. It therefore conflicts with Goostrey Neighbourhood Plan Policies SC2 and HOU1.

- **20/2250C** - BRICKBANK FARM, BOOTH BED LANE - Conversion of traditional agricultural building into one dwelling, creating a small glazed extension and proposed double storey garage – Comments due by 8th July 2020.

Objection: The Parish Council Objects to this Application for the following reason.

1. We recognise that under other circumstances, this barn conversion would've been supported by the Goostrey Neighbourhood Plan (GNP) Policy HOU2 which says that "Developments on brownfield sites and conversion of existing buildings will be supported, provided that the sites are sustainable and are not of high environmental value.'
2. However, we note that the Jodrell Bank Observatory (JBO) has objected due to impairment of the efficient operation of the radio telescopes. The planning application therefore conflicts with GNP Policy SC2 and GNP Policy HOU1 which state:

GNP Policy SC2: 'Developments will not be permitted which can be shown to impair the efficient operation of the radio telescopes.'

GNP Policy HOU1: 'dwellings should not individually or cumulatively harm the operation of the Jodrell Bank Radio Telescopes...'

This also means that, with regard to Policy HOU2, the proposal is not sustainable.

3. We would like to add the following information. The proposed development lies in the Inner Consultation Zone defined by the Town and Country Planning (Jodrell Bank Direction) 1973. It is in a direction WSW of the Lovell telescope and it is mainly separated from the telescopes by open fields. This means that there would be little reduction in radio emissions coming from household equipment in the proposed new dwelling.
4. JBO is a UNESCO World Heritage Site having Outstanding Universal Value. Part of the justification for its Inscription is that JBO is a working scientific research establishment. Therefore, impairment of its efficiency also degrades its World Heritage status. This was cited as a reason for refusal in dismissed Appeal APP/R0660/W/19/3224057 in Cranage on 12 September 2019 (paras 20-22) (link to appeal document <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=34163893>).
5. There have been several appeal cases for dwellings in Goostrey dismissed due to interference with JBO. The most recent (3 March 2020) was for a single dwelling less than 1 mile from this application APP/R0660/W/18/3218817 (link to appeal document <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=36592721>).
6. CEC also refused another proposed barn conversion in Goostrey on 11 October 2019, due to its impairment of JBO (19/2543C).
7. We also draw attention to appeal case number APP/R0660/W/19/3197429 which proposed the conversion of a former cattery in Cranage to a dwelling and was refused due to radio interference with JBO, even though the cattery had also been utilising electrically powered equipment (link to appeal document <https://acp.planninginspectorate.gov.uk/ViewDocument.aspx?fileid=36592721>).

8. The appeal case submitted by the planning agent is at Brereton Heath, in the Outer Consultation zone, to the South of JBO and further away from JBO than any of the above appeals, or the application site, and therefore it carries little weight.