



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES of the MEETING on TUESDAY 14th FEBRUARY 2016 at 7.00PM

IN THE VILLAGE HALL, LOUNGE

1. **Declarations of Interest** – None.

2. **Apologies for Absence** – CMcC

3. **Planning Applications**

- **17/0561C**-THE LITTLE BARN, BLACKDEN HEATH FARM, BLACKDEN LANE - Extension of existing dwelling including conversion of existing stable and garage block– Comments due by 8th March 2017. **Decision:** *Object on grounds of misrepresentation in the application form under item 18. All types of development: Non-Residential Floor Space. Does your proposal involve the loss, gain or change of use of non-residential floor space?, which has been answered “No”, when clearly it should have been answered “Yes”, due to the proposed conversion of the garage and stable block to residential accommodation. There are also some questions regarding the access. The access being proposed for the new residence was refused in a previous application as being unsafe hence the new access, this begs the question why would it be any safer now. We are also uncertain that there is residential permission for the existing building.*
- **17/0375C** - 44, PRIMROSE CHASE - Two storey front extension – Comments due by 15th February 2017. **Decision:** *No objections.*
- **17/0267C** - LAND AT, 14-16, NEW PLATT LANE - Dropped kerb to provide off-road parking at 14 & 16 New Platt Lane - Comments due by 15th February 2017. **Decision:** *No objections.*
- **17/0680N** - 51, Main Road - Construction of a single dwelling house – Comments due by 8th March 2017. **Decision:** *The height of the building and the proximity to 61A Main Road will have a detrimental effect on 61A Main Road. We support the objection from Jodrell Bank Observatory (JBO). The application will conflict with Policy PS10 in the Congleton Borough Local Plan and Policy SE14 in the emerging Cheshire East Local Plan. It will also conflict with Policy SC2 in the emerging Goostrey Neighbourhood Plan. Furthermore it is immediately adjacent to the site where the Secretary of State has recently dismissed a planning appeal (APP/R0660/W/15/3129954) in which he states the following:*

‘He [the Secretary of State] further agrees [with the Inspector] that the reasonable protection of Jodrell Bank Observatory is a matter of global significance and for the reasons given, agrees that the protection of Jodrell Bank Observatory as a facility of international importance transcends the housing land supply circumstances of the case. The Secretary of State therefore attaches considerable weight to Policy PS10.’

Although it is only a single dwelling, there will be a cumulative effect on top of the other houses already being constructed on this site and it was common ground by all parties at the above planning appeal that the International Telecommunications Union threshold for radio interference to radio telescopes is already breached in this specific area, meaning that further development will cause further impairment.

- **17/0766T** – Ivy Bank, 120 Main Road – Oak Tree marked “B” on drawing and shown in photograph. As recommended by tree surgeon to reduce the crown by 6 metres and thin 10-15%. The purpose is to prevent shading of PV panels on roof of outbuilding next to tree, currently losing about 50% of efficiency. Comments due by 6th March, 2017. **Decision:** *–We feel the works proposed to the tree are excessive and that the CEC Tree Officer should be deciding what works if any should be carried out on the tree. The owner should have located the panels in a location without shade given that the tree was already in situ when the panels were installed.*
Action: *DC to investigate if planning has been granted for the new access to main road shown on this application but which does not form part of the application.*
- Update on the Sibelco application for Silica Sand Extraction and associated development (16/4724W). – DC reported that both CEC and CW&C would both process applications for the sand quarry. Sibelco are holding public exhibitions at Cranage and Allostock this week. KM has been asked by residents why there is no public exhibition in Goostrey, despite availability at the village hall. PG suggested that a vote by the Parish Council on whether or not Sibelco should be asked to hold a public exhibition in Goostrey should be made in the Planning item in the PC meeting.

4. **Minor Items and Items for the Next Meeting** - None

5. **To confirm date of the next meeting** -The date of the next meeting will be 14th March, 2017.

Chairman: Cllr Peter Godfrey

Parish Clerk: Sharon Jones