



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES of the MEETING on TUESDAY 13th FEBRUARY at 7.00PM

IN THE VILLAGE HALL LOUNGE

1. **Declarations of Interest** - None.
2. **Apologies for Absence** - None.
3. **Minutes of the Meeting of 9th January 2018** – The minutes were approved as a true record of the meeting.
4. **Planning Applications**
 - **18/0194C** - Swanwick Hall, BOOTH BED LANE - Variation of condition 2 on approval 15/5055C - Alterations and Extension to Existing Dwelling – Comments due by 14th February 2018. **Decision:** *No objections, provided the applications are acceptable to the CEC Heritage Officer with regard to the Grade II listed building.*
 - **18/0276C** - Swanwick Hall, BOOTH BED LANE - Variation of condition 2 on approval 15/4094C - Alterations Listed Building Consent for alterations and extension to existing dwelling – Comments due by 14th February 2018. **Decision:** *No objections, provided the applications are acceptable to the CEC Heritage Officer with regard to the Grade II listed building.*
 - **18/0581C** - Swanwick Hall, BOOTH BED LANE - Listed building consent for Alterations and extensions to an existing dwelling previously approved and rear glazed patio enclosure – Comments due by 8th March 2018. **Decision:** *No objections, provided the applications are acceptable to the CEC Heritage Officer with regard to the Grade II listed building.*
 - **18/0580C** - Swanwick Hall, BOOTH BED LANE - Alterations and extensions to an existing dwelling previously approved and rear glazed patio enclosure – Comments due by 8th March 2018. **Decision:** *No objections, provided the applications are acceptable to the CEC Heritage Officer with regard to the Grade II listed building.*
 - **18/0416M** - Freshfields, Boots Green - Construction of a single storey ancillary building for storage of vehicles and land maintenance equipment – Comments due by 1st March 2018. **Decision:** *This application is in Goostrey Parish and not in Allostock as stated in the application. Goostrey PC objects to this application on the grounds that it is a new building in the Open Countryside. A two-bay garage had to be removed from the original planning application 16/2145C due to the increase in size of the replacement house. Therefore, a three-bay garage would unacceptably increase the size even more. The Officer's Report for 16/2145C states "Following on from planning officer comment's relating to concerns over the increase in size of the proposed dwelling in terms of volume, revised drawings were submitted showing the omission of a two bay detached garage", the Officer's report goes on to say that even without the garage "Due to the increase in size of the replacement*

dwelling it is considered reasonable to impose a condition on any planning approval removing permitted development rights". The current application D& A Statement mentions the storage of a tractor, however it also includes storage of cars eg para 3.4.1 "with three large access doors for storage of cars", and 5.2 "ancillary building to store cars". Cars are clearly not agricultural machinery.

5. Correspondence

- E-Mail from resident regarding new fence on Nether Lea – **Decision:** *The PC requests that the Enforcement Officer investigates a newly constructed close boarded fence in Netherlea, Goostrey. Although it is accepted that the fence is only an approximate height of one metre, we have the following concerns:*
 - *The estate has been designed to be 'open plan, and therefore this fence is out-of-character with the overall appearance.*
 - *The fence has a very close proximity to the carriageway and it therefore removes the highway verge, removes a defacto footway and in places the posts overhang the carriageway.*
 - *A more acceptable solution would be to move the fence back and/or replace it with a more open design (eg Cheshire fencing/hedging).*
- Proposal for Parking at Bungalows on Main Road – **Decision:** *Response to Jay Ashall. The PC generally supports the achievement of improved parking and safety along Main Road if Plus Dane Housing, or others, are willing to pay for it. The PC suggests that funding is established at the outset. The PC has some concerns about the proposed outline scheme.*
- 51 Main Road Appeal Dismissal – KM reported the dismissal.
- 51 Main Road Appeal confirmation of recovery by Secretary of State – This item of correspondence is superseded by the dismissal of the appeal.

6. Minor Items and Items for the Next Meeting.

- **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda.
- **Update on Planning Enforcement Issues**
Blue Fence at 9, Meadow Avenue - **Decision:** *The Enforcement Officer is asked to follow-up on the blue fence at 9 Meadow Avenue Goostrey which was refused planning permission (17/4637C) on 21st November 2017 but is still there.*
- **Potential consultation from Mike Jones regarding a development at the Grange** – **Decision:** We have replied saying that any consultation should be a public meeting.
- **Tree Preservation Orders** – KM reported seeing one application TPO for pruning at 12 Wood Lane. Clerk to put this on the agenda for the next Planning Meeting.
Trees that have been cut down by Shearbrook stream – Clerk to ask the Tree Preservation Officer if there is an application for works to these trees which are next to the house with the generator in the garden.

7. To confirm date of the next -The date of the next meeting will be 13th March 2018.