



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES FOR the MEETING on TUESDAY 10th APRIL at 6.30PM

IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (Chairman)(KM), Craggs (Vice Chairman) (DC), Godfrey (PG), Lenihan (GL), McCubbin (CMcC), Rathbone (TR) & Williams (EW)

1. **Declarations of Interest** - Declarations of Interest were received from Cllr Morris for the Planning application for Swanwick Close and from Cllr Craggs for the Application for Swallowdale Farm.
2. **Apologies for Absence**
3. **Minutes of the Meeting of 13th March 2018**
4. **Planning Applications**
 - **18/1581C** – 14 Forest Avenue - Extension to existing dormer, bringing the front face of the dormer down to in line with exterior wall, creating a useable first floor space to create two bedrooms. Comments due by 24th April 2018. **Decision:** *No Objections.*
 - **18/1354C** – Hilltop Farm, Blackden Lane - Extension / Annex to Dwelling. Comments due by 18th April 2018. **Decision:** *Objection – For reasons stated see Appendix.*
 - **18/1268N** - Daisy Bank, Hermitage Lane - Variation of conditions 3 and 5 on approved application 16/4730C - Proposed replacement dwelling. Comments due by 5th April 2018 (request made to extend the date) – **Decision:** *Objection - For reasons stated see Appendix.*
 - **18/0981C** – 12 Station Road - Retain the existing single driveway access, but slightly widening it, create three parking spaces perpendicular to the property and re-align a section of hedgerow. Comments due by 19th April 2018. **Decision:** *See Comment in Appendix.*
 - **18/1281C** – Springfield, Main Road - Demolition of existing conservatory and construction of a rear extension. Comments due by 11th April 2018. **Decision:** *No Objections*
 - **18/1098C** – Swallowdale Farm - The construction of new dwelling adjacent to nursery. Comments dated extended to 11th April 2018. **Decision:** *See Comment in Appendix.*
 - **18/1231C** – 6, Swanwick Close - Extensions and alterations to existing dwelling. Comments due by 11th April 2018. **Decision:** *No Objections*
5. **Correspondence**

To consider any correspondence received since the last meeting.
6. **Update on Sibelco Silica Sand Quarry Planning Application – KM**

KM reported that the CEC Strategic Planning Board approved the application on 4th May. The application must now be reviewed by a similar Committee/Board at CW&C. It will go to the Secretary of State for final decision.

7. 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. It was noted that there was an application for Jodrell Bank which would be added to the agenda for the next Planning Meeting on 8th May 2018.
- **Update on Planning Enforcement Issues**
 - Update on status of application 17/4637C 9 Meadow Avenue - The appeal is now underway, we await the result which should be available in June 2018.
 - Update on monitoring of TPO Trees and replacements – The Clerk confirmed that any trees which die or fall which are the subject of a TPO must be notified to CEC Planning – TPO section. If on private land the owners are obliged to replace the tree with one of the same species.

8. To confirm date of the next -The date of the next meeting will be 8th May 2018.

12 Station Road Goostrey CEC Planning Application 18/0981C

Comments from Goostrey Parish Council (GPC)

The application affects policies in the Goostrey Neighbourhood Plan (NP).

NPPF para 185 says “the policies it [the NP] contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.”

NPPF para 198 says “Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.”

Goostrey Neighbourhood Plan Relevant Policies

1. **Policy VDLC2: ‘Local Green Gaps’.** The application impinges on a ‘Local Green Gap’ as shown in the NP Appendix 6.6.3 on page 79 of the NP (see below – dark green area), whose boundary follows the village SZL. VDLC2 says that “the Local Green Gaps should be preserved as Open Countryside”. The justification for these Local Green Gaps was explicitly accepted by the NP Examiner.
2. **Policy VDLC3: ‘Hedgerows and Trees’.** The application affects a Historic Hedge as shown in the NP Appendix 6.6.3 on page 79 of the NP (see below – green dotted line). VDLC3 says that the adverse impact on the hedge will not be supported unless there is substantial public benefit and the loss is adequately mitigated.

GPC does not object to the application because it is considered that in this particular case the benefits outweigh the dis-benefits, as follows:

1. Improved highway safety both from the improved visibility, avoidance of on-road parking and the provision of space to turn cars to exit in a forward direction.
2. Improved aesthetics due to the ability to park cars next to the listed building in a tidier way than at present.

However, GPC wants it to be made clear that:

1. This is a one-off exception to the relevant policies.
2. This does not set a precedent for any further building in the Local Green Gap or Open Countryside outside the SZL.

Conditions

GPC requests that the following conditions are applied:

1. Any hedges removed are replanted in a new position.
2. The surface of the car parking is sympathetic to the both the removal of the Open Countryside and to the Grade II listed building.

Figure 1. Shows position of the 'Local Green Gap' (dark green) - NP Page 79.

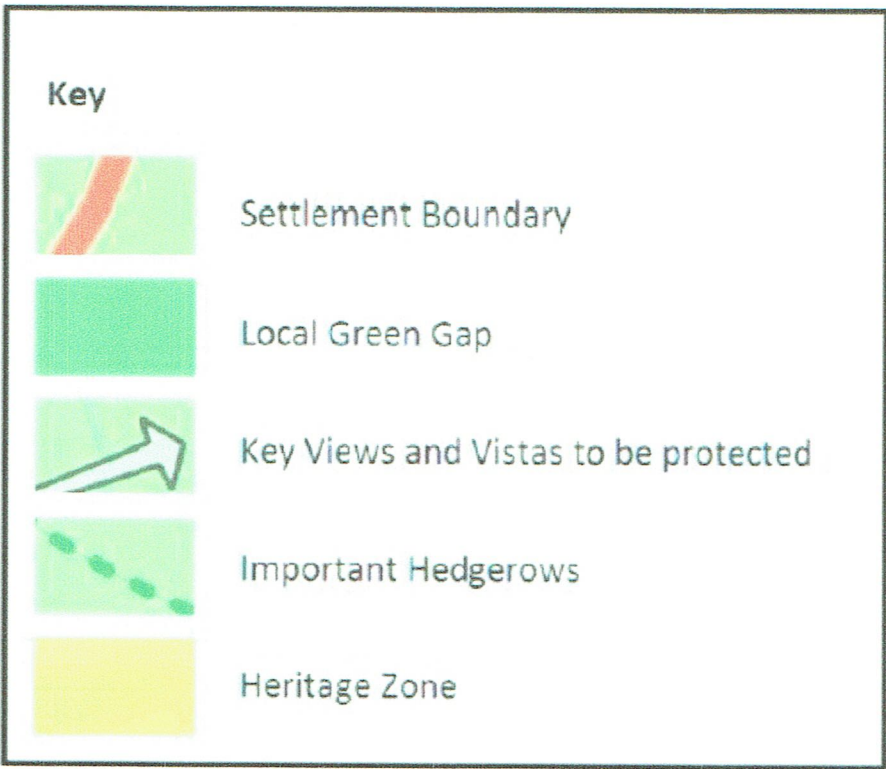


Figure 2. Shows existing developed area at 12 Station Road



Hill Top Farm CEC Planning Application 18/1354C

Objection from Goostrey Parish Council

Relevant policies in the 'made' Goostrey Neighbourhood Plan (NP) are as follows:

Policy HOU1 says that **“dwellings should be within, or immediately adjacent to, the existing Settlement Zone Lines (SZLs) of Goostrey village”**.

Policy VDLC1 says that **“the layout and design of new housing and extensions to existing housing in Goostrey shall satisfy the following local design principles:**

g) Design to comply with 'Building for Life 12' and 'Lifetime Homes Design Guide'.”

NPPF para 185 says that “the policies it [the NP] contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.”

NPPF para 198 says that “Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.”

Objection:

The property has already been substantially enlarged over the original dwelling, according to the Officer's Report (Nick Hulland) for 11/0851C ('demolition of existing conservatory and porch. Construction of new garden room'). The Officer says:

“Because this property has already been extended in the past, it has already been increased in volume by approximately 58% prior to this submission. Calculations suggest that this proposal would further increase this figure to approximately 69%, a further 11% increase.”

The 58% already added includes a rear two storey extension, rear single storey extension, side conservatory, and an extension to the rear of the kitchen. The further 11% refers to the garden room.

Therefore, the building has already been greatly extended, and considered against the original building size, this extension would add significantly to the amount already constructed. The proposed new extension also covers an area greater than the footprint of the barn to be removed.

It is also noted that the extension has the potential to be a separate dwelling as it will have its own entrance door, entrance hall, bathroom, lounge, study and bedrooms. The formation of a separate dwelling would be a significant conflict with Policy HOU1.

Goostrey Parish Council **objects** on the basis that it is an unacceptable enlargement of a dwelling into the Open Countryside, being neither “within or immediately adjacent to, the existing Settlement Zone line of Goostrey village” and therefore conflicts with Goostrey NP Policy HOU1.

If CEC are minded to approve the application then Goostrey PC asks for the following Conditions:

1. The design should meet the standards in the Lifetime Homes Design Guide to comply with NP Policy VDLC1 (g).
2. The extension should not be used as a separate dwelling.

Daisy Bank, Hermitage Lane, Goostrey. Planning Application 16/4730

Comments from Goostrey Parish Council (GPC)

1. Variation to Condition 3 – obscuring of windows and restrictions to opening – no objection.
2. Variation to condition 5, change of facing materials to K-Rend. GPC objects to this change because it conflicts with the 'made' Goostrey Neighbourhood Plan Village Design Statement which says (page i17 of the NP, page 39 of the VDS: **"Limit the use of render to focal buildings or to highlight key architectural features"**). GPC would not object if the facing was a mixture of materials for example brick and render to bring interest to the appearance.

This in line with the NPPF para 185 says that "the policies it [the NP] contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood"

Planning Application 18/1098C – Swallowdale Farm

Goostrey Parish Council has no objection to this application but requests that a condition is added as required by the 'made' Goostrey Neighbourhood Plan (NP) Policy VDLC1 which says that:

“the layout and design of new housing and extensions to existing housing in Goostrey shall satisfy the following local design principles:

g) Design to comply with ‘Building for Life 12’ and ‘Lifetime Homes Design Guide’.”

This in line with the NPPF para 185 says that “the policies it [the NP] contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood”