



Goostrey Parish Council

PLANNING COMMITTEE

MINUTES of the MEETING on MONDAY 6th AUGUST at 7.00PM
IN THE VILLAGE HALL LOUNGE

Present: Cllrs Morris (KM)(Chairman), Bennett (RB), Craggs (DC), McCubbin (CMcC) & Williams (EW)

In attendance : S Jones, Clerk and one member of the public.

1. **Declarations of Interest** - None.
2. **Apologies for Absence** - Apologies for absence were received from Cllrs Rathbone.
3. **Minutes of the Meeting of 10th July 2018** – The minutes of the meeting of 10th July were accepted as a true record of the meeting.
4. **Planning Applications**
 - **18/3718N** - 50, BROOKLANDS DRIVE - Single storey rear extension. Comments due by 16th August 2018. **Decision:** No objections.
 - **18/3728C** – 5, BANK VIEW - Rear facing single storey extension. Comments due by 15th August 2018. **Decision:** No objections.
 - **18/3562C** – WOOD CORNER, GOOSTREY LANE - Replacement dwelling. Comments due by 22nd August 2018. . **Decision:** Please see Appendix
 - **18-3442T** – Request to Fell Beech Tree at St Luke's – to record a return by the Clerk of no comment on this application.
5. **Update and next steps on 51/61 Main Road outstanding planning applications by Henderson Homes** - KM reported that CEC Planning had asked Henderson Homes to withdraw the two outstanding applications and they have not replied. The Planning Officer has now asked for the applications to be determined. Once this has happened we need to write to Planning Enforcement to request the reinstatement of the footway on Main Road, and the removal or lowering of the gates etc. **Action:** Clerk to write to Planning Enforcement.
6. **Delegation of Minor Planning Applications and Change of Use to Goostrey Parish Council.**
Motion: To propose the Planning Committee recommends to GPC that a request is made to CEC for GPC to be given delegated powers to decide on Minor Planning Applications, including Change of Use.

The motion was discussed and put to the vote.

Resolved: The Planning Committee resolved not to recommend to the Parish Council to request that CEC delegate powers for minor planning applications to GPC.
7. **Correspondence**

To consider any correspondence received since the last meeting – None received.
8. **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

9. Update on Planning Enforcement Issues

- 14 Forest Avenue – Response from Planning Enforcement – The extension under construction is being carried out under permitted development. **Action:** Clerk to ask TR to respond to resident.
- 9 Meadow Way - Response from Planning Enforcement. Planning Enforcement has requested that the owner either lowers the fence to 1m or removes it. The deadline for completion of the work is 4th September 2018.

10. To confirm date of the next -The date of the next meeting will be 11th September 2018

PUBLIC SESSION

There were not comments from members of the public

APPENDIX

18/3562C – WOOD CORNER, GOOSTREY LANE - Replacement dwelling.

The Parish Council has no objection in principle, however we have the following comments:

1. If Jodrell Bank Observatory object to the application, then we would support their objection.
2. The design of the new building should adhere to Goostrey Neighbourhood Plan Policy VDLC1 and the Village Design Statement. Note that VDLC1 includes a specific requirement to adhere to 'Building for Life 12' and the 'Lifetime Homes Design Guide'.

We have some additional comments:

The application indicates that some of the new dwelling will be rendered and some will be brick but it is not possible from the drawings to detect which is which.

Should there not also be an application for the residential caravan currently at the property?

There is an additional building on the site which is not marked on the plans, do we know what that building is and why has it been built before planning permission has been granted.