



Goostrey Parish Council

PLANNING COMMITTEE MEETING

MINUTES of the MEETING on TUESDAY 24th NOVEMBER 2020 at 7.00 PM

Via VIDEO CONFERENCE

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

In Attendance: S Jones, Clerk to the Council and one member of the public.

1. **Declarations of Interest** – Cllr Williams declared an interest in the applications for the Cottage and Burnside on Church Bank.
2. **Apologies for Absence** – There were no apologies for absence.
3. **Minutes of the Meeting of 22nd September 2020 - Resolved:** *The minutes of the meeting on the 22nd September were accepted as a true record of the meeting.*
4. **Planning Applications**
 - **20/4284C** - 2, FOREST AVENUE - Rear facing single story extension. Comments due by 25th November 2020. **Resolved:** *The Planning Committee resolved not to comment on this application.*
 - **20/4885C** – BURNSIDE, CHURCH BANK – Alterations and extension. Comments due by 2nd December 2020. **Resolved:** *The Planning Committee resolved not to comment on this application.*
 - **20/4474C** – BRICKBANK FARM, BOOTH BED LANE - Operational development works application associated with Class R Notice served September 2020- Alterations to external fabric of the building, including changes to existing windows and doors, to facilitate the permitted change of use of the building under Class R to an aparthotel. Comments due by 9th December 2020. **Resolved:** *The Parish Council resolved to support The University of Manchester’s request for a Condition to include electromagnetic screening.*
 - **20/4870M** – ORCHARD FARM, BOOTS GREEN LANE - Demolition of existing dwelling and construction of replacement dwelling. Comments due by 16th December 2020. **Resolved:** *The Parish Council resolved to request that the ‘demolition’ is included as a Condition (in view of the acknowledged omission of such a Condition in the allowance of 17/4006C).*
 - **20/5063C** – 34 MILL LANE - Construction of rear two storey and single storey extension. Comments due by 7th December 2020. **Resolved:** *The Planning Committee resolved not to comment on this application.*
 - **20/5066C** – THE COTTAGE, CHURCH BANK - Proposed single storey extensions to provide new Sun Lounge, extended Kitchen and Utility Room and ancillary ground floor accommodation to existing dwelling. Comments due by 16th December 2020. **Resolved:** *The Planning Committee resolved not to comment on this application.*

Applications for permitted development & lawful development – For information only

- **20/4902C** – Courtlands, Sandy Lane - Lawful Development Certificate for a proposed single storey side extension. **Resolved:** *The Planning Committee resolved not to comment on this application.*

- **20/4889C** – Courtlands, Sandy Lane - Prior approval of proposed single-storey rear extension extending 8 metres beyond the rear wall, maximum height of 4 metres and eaves height of 2.5 metres. **Resolved:** *The Planning Committee resolved not to comment on this application.*
- **20/4785C** – Brookbank Farm, Bridge Lane - Certificate of lawful proposed use for land subject to this application has been used as a holiday let since 2013 and its continuing use as such would not result in a material change of the use of the building or land, remaining in Class C3; residential use for groups, which does not require formal planning permission.

Resolved: *The Parish Council resolved to draw the Planning Officer's attention to two points:*

- Brookbank Farm is immediately next door to an operational Waste Transfer Station (see retrospective planning application 19/4578W for details). We therefore question the Health and Safety of allowing holiday lets in this building. It is very likely that the occupants will be affected by noise, dust and odour.*
- Brookbank Farm is a Grade II listed building with early 17th Century origins. Some of the listed features are internal. We would like the CE Conservation Officer to be assured that Heritage rules are adhered to in allowing this use (for example the application states that there are 7 bathrooms, which may have resulted in significant alterations).*

5. Correspondence

To consider any correspondence received since the last meeting- No correspondence received.

- 6. Minor Items and Items for the Next Meeting – Resolved:** The Planning Committee resolved to ask CEC Planning Enforcement to investigate the new gates at Heathfield, Blackden Lane, CW4 8DQ which conflict with Goostrey Neighbourhood Plan page 136 which says:

“Solid boundary fences, walls and gates in the highway frontage of dwellings shall not exceed 1.0m in height and it is recommended that the planting of hedges, on the dwelling side of the boundary, are maintained to a height not exceeding 2m. Gates must be set back from the carriageway by at least 5m to allow a vehicle to stop off the road prior to access.”

- 7. Applications received after the agenda for this meeting was issued –** review of applications to be added to the next Planning Meeting Agenda – There were no applications received.
- 8. Date of the Next Meeting –** 15th December 2020.