



Goostrey Parish Council

PLANNING COMMITTEE MEETING

Agenda for the meeting on 22nd November 2022 at 7pm
In the Village Hall

To be conducted in accordance with the agenda below.

Emma Bambrook, Clerk to the Parish Council

16th November 2022

Residents are encouraged to attend, and members of the Press are welcomed. The Press and Public may not speak when the committee is in session unless invited to do so by the Chairman.

1. **Declarations of Interest**
2. **Apologies for Absence**
3. **Minutes of the Meeting of 13th July 2022. View Minutes here [Draft Planning Committee Minutes 13th July 2022](#)**
4. **Planning Applications:** To consider and agree comments on the following planning applications:

a) To receive and consider the following planning applications:

[22/4357M](#) Orchard Farm, BOOTS GREEN LANE, ALLOSTOCK, WA16 9NG. Construction of a detached garage. Comments deadline 30th November 2022.

[22/4426M](#) Cornbrook House, 19, STATION ROAD, GOOSTREY, CHESHIRE, CW4 8PJ. New outbuilding with leisure facilities. Comments deadline 7th December 2022.

[22/1592C](#) Holly Cottage, 20, MAIN ROAD, GOOSTREY, CW4 8LL. Change of use - Main dwelling into ancillary accommodation Change of Use - Ancillary building to be extended & converted into new dwelling. Comments Deadline 29th November.

b) To ratify the comments made under delegated authority for the following planning application where the comments deadline fell before the meeting:

[22/2189N](#) Holly Bank Farm, 65, MAIN ROAD, GOOSTREY, CW4 8JR. Single storey rear extension to previous planning approval, single storey rear extension and conversion of existing barn with link. Comments deadline 4th November 2022. **Comments submitted:** The Parish Council notes that the Heritage Officer has stated that the barn should be treated as a NDHA (Non-designated Heritage Asset) in her report for 21/4048C. We recognise that the new design retains more of the original features as viewed from the South and East but request that the Heritage Officer considers whether the new design is acceptable.

[22/4213C](#) 12, MILL LANE, GOOSTREY, CW4 8PN. 2 storey front extension. Comments deadline 17th November. **Comments submitted:** No comment.

Motion: The Planning Committee resolves to approve the comments made under delegated authority for planning applications 22/2189N and 22/4213C.

- c) To propose to appeal the following planning application due to the statutory 8 week decision period having been exceeded:

[22/3485T](#) 77, MAIN ROAD, GOOSTREY, CREWE, CHESHIRE, CW4 8JR. Comments deadline 2nd October 2022. Target Decision date 27th October 2022.

Motion: In view of the non-determination of application 22/3485T by Cheshire East Council and the on-going safety risk to the public, the Planning Committee resolves to appeal the application in order to bring this to a resolution.

- d) To note that Planning Enforcement have been advised of a failure to comply with landscaping (10) and drainage condition (16) relating to planning application 19/4578W BROOKBANK FARM, BRIDGE LANE, GOOSTREY, CW4 8BX.

5. **Correspondence:** To consider any correspondence received since the last meeting
6. **Minor Items and Items for the next meeting.**
7. **Applications received after the agenda for this meeting was issued** – review of applications to be added to the next Planning Meeting Agenda.
8. **Date of the Next Meeting:** Tuesday 13th December 2022.