



# Goostrey Parish Council

## PLANNING COMMITTEE MEETING

Minutes of the meeting on 31st March 2023 at 2pm

in The Village Hall Lounge

**Present:** Cllrs Morris (KM)(Chairman), Rathbone (TR)(Vice Chairman), Cragg (DC), Ross (CR) and Beckham (NB)

**In Attendance:** E Bambrook, Clerk to the Council

1. **Declarations of Interest:** There were no declarations of interest made.
2. **Apologies for Absence:** None
3. **Minutes of the Meeting of 28<sup>th</sup> March 2023**

***Resolved:** The minutes of the meeting of 28<sup>th</sup> March 2023 were accepted as a true record of the meeting.*

4. **Planning Applications:** To consider and agree comments on the following planning applications:

a) To receive and consider the following planning application:

[23/1088C](#) 2, SWANWICK CLOSE, GOOSTREY, CW4 8NU. Proposed rear dormer to bathroom. CERTIFICATE OF LAWFUL PROPOSED USE/ DEV.

***Resolved:** The committee resolved to object to planning application 23/1088C on the following grounds:*

- 1a. This application seeks to reintroduce a dormer window at third floor level (which was removed during the course of the original planning application 22/4023C). We continue to object for the reasons below.
- 1b. We also question whether a Certificate of Lawfulness could, in any event, be granted because permitted development would need to be compared to the original building and lower ridge height as it still exists today, not a building that may, or may not, be developed in the future.
- 1c. We also note that the permission granted in 22/4023C is bound by a Condition that states “(b) Variation to the approved plans will require the submission of a new planning application”.
2. Our objection to 22/4023C was (and still is) that the development creates a third floor living space by raising the roof height, adding a new staircase and landing, two new bedrooms (total 7 bedrooms), a bathroom, and a store room. This directly conflicts with the made Goostrey Neighbourhood Plan Policy HOU7 which states that “Houses shall be up to two storeys in height”. The NPPF (2021) says that:

*Para 2: “Planning law requires that applications for planning permission be determined in accordance with the development plan...This includes local and neighbourhood plans that have been brought into force”*

*Para 12: "Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted."*

3. The Planning Officer allowed application 22/4023C with the following statement in his report "It is acknowledged the development would create habitable rooms above the existing two-stories, however the proposal satisfies the policy objective as the rooflights are subtle additions which would not be obviously serving an addition level of habitable rooms when viewed from public spaces and highways to the front and rear of the property"
4. We submit that if the current application (23/1088C) were to be allowed, by reintroducing a dormer window instead of the approved roof light, the above justification would no longer be valid as the dormer would be 'obvious', emphasising the third storey from public areas including the public right of way and playing field.
5. Furthermore, there are very few three storey houses in Goostrey (all of which pre-date the Neighbourhood Plan). None of these houses have dormer windows at the third storey level. This means that, if approved, this application would set an undesirable precedent for other potential third storey dormers, against the objectives of Policy HOU7 and VDLC1 (d). As stated in Policy HOU7 "Goostrey has a high proportion of bungalows, dormer bungalows and park homes of 1 or 1.5 storeys. There are very few dwellings of 2.5 or 3 storeys. Taller buildings [ie greater than 2 storeys] would therefore be out of character with the local area."

[23/1160C](#) 4, FIELDSDIE CLOSE, GOOSTREY, CW4 8GD. Rear extension, new porch and new bay window.

**Resolved:** *The committee resolved to make no comment on planning application 23/1160C.*

5. **Correspondence:** There was no other correspondence to consider.

6. **Minor Items and Items for the next meeting:**

Planning Application 23/1176C 140 Main Road will be considered at the meeting on 25<sup>th</sup> April. Comments deadline 26<sup>th</sup> April.

7. **Applications received after the agenda for this meeting was issued:** The following applications were received with comments deadlines before the next meeting:

23/1187C 154 Main Road, comments deadline 17<sup>th</sup> April.

23/1222C 23 Willow Lane, comments deadline 20<sup>th</sup> April.

The committee agreed that the Clerk would respond to these applications under delegated authority according to Standing Order 25b in order to meet the comments deadlines.

8. **Date of the Next Meeting:** Tuesday 25<sup>th</sup> April 2023.

**Meeting closed at 2.15pm**