



Goostrey Parish Council

PLANNING COMMITTEE MEETING

Minutes of the meeting on 30th August 2023 at 2pm

in The Village Hall Lounge

Present: Cllrs. Morris (KM) (Chairman), Craggs (DC) (Vice Chairman), Rathbone (TR), Beckham (NB), Fagan (PF)

In Attendance: E Bambrook, Clerk to the Council

1. **Declarations of Interest:** Cllr. Craggs declared a personal interest in agenda item 4 and was not required to leave the meeting but did abstain from voting.

2. **Apologies for Absence:** Cllrs. Morgan

3. **Minutes of the meeting of 25th July 2023:**

Motion: The Planning Committee approved the minutes of the meeting held on 25th July 2023.

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

23/3015C RED LION INN, 3, STATION ROAD, GOOSTREY, CHESHIRE, CW4 8PJ. Formation of new raised external seating area to front/side of public house.

Resolved: *The committee resolved to comment on application 23/3015C as follows:*

1. *The public house is designated in the Goostrey Neighbourhood Plan as a 'Local Heritage Asset' and it is inside a 'Heritage Zone' in Goostrey village. We therefore request that the Cheshire East Council Conservation Officer comments on whether or not the application conflicts with NP Policy OCEH2 or CE Local Plan Policies SE1 or SD2. The Parish Council will support their view. OCEH2 states that "All proposals for development must take into account the scale of any harm or loss and the significance of any designated or local heritage asset". SE1 states that "Development proposals should make a positive contribution to their surroundings in terms of ensuring sensitivity of design in proximity to designated and local heritage assets" and SD2 states "Respect, and where possible enhance, the significance of heritage assets, including their wider settings"*
2. *As the public house is in a residential area with housing on 3 sides (as well as St Luke's Church) the Parish Council requests that hours of use of the development are restricted to control noise and other disturbance to residents.*

5. **Correspondence:** To consider any correspondence received since the last meeting

- a) To receive any updates on agreed actions regarding Complaint Number 19541281, planning application ref. 21/2569C – The committee acknowledged receipt of CEC's response to this complaint. It was agreed that there was sufficient recognition within the letter of the error and steps put in place to prevent this happening in the future, that the council's aim to prevent this setting a precedent had been achieved. The committee agreed that this would now conclude the matter.
- b) To receive any updates on Enforcement Number 23/0154E regarding Holly Bank Farm, 65, MAIN ROAD, GOOSTREY, CW4 8JR – erection of a detached garage – The committee acknowledged the Enforcement Officer's response and it was agreed that the Clerk

would contact the Officer periodically to obtain further updates if they were not forthcoming.

6. **Applications received after the agenda for this meeting was issued:** None.
7. **Minor Items and Items for the next meeting:** None.
8. **Date of the Next Meeting:** Tuesday 26th September 2023.

Meeting closed at 2.35pm