



Goostrey Parish Council

MINUTES OF THE PLANNING COMMITTEE MEETING on Wednesday 28th October 2025

Present: Cllrs. Morris - Chair (KM), Rathbone – Vice Chair (TR), Beckham (NB)

In Attendance: E Bambrook (Clerk)

1. **Apologies for Absence:** Cllrs. Morgan and Lisgo.
2. **Declarations of Interest:** No declarations were made
3. **Minutes of the meeting of 18th June 2025:** The minutes of this meeting were approved at the council meeting on 24th June 2025, minute reference 06.25.05.b.
4. **To receive and agree a response to the following planning applications:**

- a. **25/3736/CLEUD** The Barn, Blackden Villa Farm Bridge Lane, Goostrey, Crewe, Cheshire East, CW4 8BX. Certificate of lawful development for existing use of part of The Barn as an independent dwelling (Use Class C3).

Resolved: *The Planning Committee resolved to comment that the development in application 25/3736/CLEUD is very close to Jodrell Bank Observatory which is also a World Heritage Site.*

- b. **25/3903/PRIOR** Brickbank Farm Booth Bed Lane, Goostrey, Crewe, Cheshire East, CW4 8NB. Prior approval for change of use from agricultural to flexible use B8 and E(G)

Resolved: *The Planning Committee resolved to object to planning application 25/3903/PRIOR as it is noted that Jodrell Bank Observatory has objected to other applications on this site and the development will emit radio noise.*

- c. **25/3995/HOUS** 136 Main Road, Goostrey, Crewe, Cheshire East, CW4 8JR. Proposed Timber self supporting Tree House in rear garden.

Resolved: *The Planning Committee resolved to object to planning application 25/3995/HOUS on the basis of actual and future privacy issues for neighbouring properties on Fieldside Close.*

5. **To receive and agree a response to the consultation on a material change to the Keuper Gas Storage Project (KGSP) Development Consent Order (DCO):** It was noted that this isn't a planning application at this stage, rather it is a consultation by the KGSP. The information provided in the document pack had been reviewed and two members of the Planning Committee had attended the project information event on 15th October and one member had also attended Q&A session on 22nd October.

Resolved: *The Planning Committee resolved to submit the following comments to the consultation:*

Although this development is not in Goostrey, the Parish Council notes the consultation and highlights that the council's primary concern at this stage is safety, due to the village's proximity to the site.

6. **To agree a course of action regarding the following enforcement issues:**

- a. **The Space Invader (Red Lion)**, 3 Station Road, Goostrey, Crewe, Cheshire East, CW4 8PJ. Without planning permission the construction of a raised external seating area: The deadline for compliance with the Enforcement Notice has passed and the Clerk was asked to contact CEC Enforcement to enquire as to when this will be enforced.
- b. **25/0162/FUL** Holly Bank Farm, 65 Main Road, Goostrey, Crewe, Cheshire East, CW4 8JR. Permission Refused 14th March 2025: The Clerk was asked to contact CEC Planning to enquire as to what the next steps are in the enforcement process.

7. **Correspondence:** None.

8. **Applications received after the agenda for this meeting was issued:**

25/3771/VOC 77 Main Road, Goostrey, Crewe, Cheshire East, CW4 8JR. Variation of Condition 2 on approval 25/1676/HOUS: Single storey side and front extensions, loft conversion and construction of detached single garage. Comments deadline 18th November. As the deadline for comments falls before the next meeting the committee agreed that the Clerk would submit an appropriate comment under delegated authority.

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

10. **Date of the Next Meeting:** At the council meeting on 25th November 2025.