

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 7:30pm on Tuesday, 1st August 2017, in St Peter's Church Hall, Elworth.

PRESENT Councillors:
A Holder
M Sant
S Harrop
D Nixon
R Beech
A Roscoe
C House

Also present were 7 members of the public.

The meeting started at 19:30

1. APOLOGIES FOR ABSENCE

Councillors: D Musgrave and Cheshire East Councillor John Wray,

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

The Chairman adjourned the meeting to allow questions from members of the public.

There being no more questions, the Chairman reconvened the Planning Committee Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 4TH JULY 2017

Resolved: That the minutes be approved as a true record of the meeting.

4. NEIGHBOURHOOD PLANNING UPDATE FROM THE STEERING GROUP INCLUDING CONSIDERATION OF THE FINANCIAL ASPECTS AND BANKING

Cllr Holder updated the council. It has been decided that the Council bank account will be used for the Neighbourhood Plan rather than a separate bank account being set up.

A quote has been received from Cheshire Wildlife Trust to look at the ecology and wildlife corridors within the Parish.

A week of intense work with Tom Evans of Cheshire East Council is scheduled for the week commencing the 14th August to accelerate the production of the Neighbourhood Plan.

MOSTON PARISH COUNCIL

Cllr Nixon has noted that the Inspector who turned down the Local Plan initially has noted that the houses around Albion Lock are part of Sandbach which questions whether they can be used in Moston's allocation. No such comment has been made about the housing development at Glebe Farm, Warmingham. This issue will be raised with Tom Evans as it may affect how many houses Moston Parish may require to be built.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

17/3722C Ivy Oak Barn, Plant Lane, Moston, Sandbach, CW11 3PQ

Proposed alterations to existing detached oak framed garage.

Comments deadline 24th August 2017

This application was originally supported. The applicant now wishes to put in two dormer windows which would offer more roof height than currently and has reassured the Parish Council that the intended use is not for residential purposes.

Resolved: No objection subject to a condition that no residential use or business use be allowed.

Action: The clerk to submit the response.

17/3574C Greenbank Farm, Green Lane, Moston, Sandbach.

Non-material amendment relating to 14/1364C

Comments deadline 1st August 2017

Cllr Nixon updated the council. Application in by owner of the barns. Change a window into French doors.

Resolved: No objection

Action: The clerk to submit the response.

17/3528C Three Oaks Caravan Park, Booth Lane, Moston

Non-material amendment relating to 15/0388C

Comments deadline not available.

The application is asking for permission to move the placement of the bungalow. The Planning Portal shows no opportunity to comment and Cllr Nixon has failed repeated to elicit a response from the Planning Officer to his queries.

Resolved:

Action: Cllr Nixon to pursue the issue and establish the reasons for this amendment.

MOSTON PARISH COUNCIL

6. PLANNING APPLICATION UPDATE

To receive progress and update on the status of the following applications:

17/2858C 122, Plant Lane, Moston, Sandbach, CW11 3QD

First Floor Extension to rear of dwelling.

Approved with conditions 24th July 2017

17/2860C The Croft, Plant lane, Moston, Sandbach, CW11 3PG

Alteration to existing ground floor to extend kitchen and alter bedroom and bathroom layouts, to alter and increase the height of existing roof space to install a first floor in the loft space to hold an extra bedroom, extra bathroom and a dressing room. to alter the front elevation of the property to incorporate a double height gable and to add a small extension and conservatory to the rear of the building.

Approved with conditions 1st August 2017

15/5840C Land off Warmingham Lane, Middlewich, Cheshire

Outline planning permission for up to 235 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space, and children's play area, 0.22ha for a community facility (use class D1 or D2), surface water flood mitigation and attenuation, vehicular access point from Warmingham Lane and associated ancillary works. All matters to be reserved with the exception of the main site access.

Strategic Planning Committee – 2nd August 2017

Cllr Nixon updated the Council. This is one of Cheshire East's Strategic Sites. The developers are to contribute S106 money to help fund the bypass but possibly with no contribution towards education and no affordable houses included.

Cllr Holder originally spoke at the Strategic Planning Committee, objected and highlighted that a part is in Moston.

It was agreed that Moston Parish Council need to ask to be consulted more. The houses that will fall within Moston Parish need to be allocated as a supply in Moston and included in the emerging Neighbourhood Plan.

Resolved: Cllr Holder to speak at the Strategic Planning Board.

Action: Cllr Holder to arrange to speak.

MOSTON PARISH COUNCIL

- 17/2398N** **Horseshoe Farm, Warmingham Lane, Moston, CW10 0HJ**
Change of use of land to use as a transit caravan site for gypsies, including the stationing of no more than 8 caravans, laying of hardstanding and erection of amenity building.
Southern Planning Committee date – 6th September 2017
- 17/2114C** **Thimsworra Farm, Dragons Lane, Moston.**
Removal of Condition 1 and variation of condition 5 on 14/3086C.
Southern Planning Committee Date – 6th September 2017
- 17/0817C** **Land Adjacent to, Brunello House. Red Lane, Moston**
Outline application for construction of three detached dwellings.
Southern Planning Committee date – 6th September 2017
- 16/0962C** **Land South of Dragons Lane, Moston**
Change of use of land to use as a residential caravan site for one gypsy family with two caravans, including construction of access road, laying of hardstanding and erection of amenity building.
Southern Planning Committee date - 6th September 2017
It was noted that a complaint by Moston Parish Council has not been allowed to progress to stage 2. It was felt that there should be a meeting with Cllr Wray and Cllr Ainsley Arnold to discuss this situation and the reasons for non-determination of the application.
- 16/5039D** **Rose Cottage, Warmingham Lane, Moston, CW11 3PB**
Discharge of conditions 3, 4, 5 & 8 on approval 15/5764C - Redevelopment of Existing Attached Barn into Further Residential Accommodation with Rear Two Storey Extension.
Part approved/part refused 4th July 2017
- 16/2247C** **Land off Dragons Lane, Moston, CW11 3QB**
Change of use of land to use as a residential caravan site for one gypsy family with two caravans, including construction of access road, laying of hardstanding and erection of amenity building.
No decision. Recommended for refusal by planning officer and removed from committee for a decision – applicant told recommended for refusal but no notice has been posted.

7. CORRESPONDENCE

The clerk informed the Council of correspondence including:

- The recent adoption of Part 1 of Cheshire East's Local Plan by the Cabinet. The Local Plan now forms part of the Statutory Development Plan for Cheshire East.
- A letter received from Genni Butler of Cheshire East, PROW Department, informing that towpath improvement works are to begin between Moss Lane and Elton Road/Hall Lane to form a circular walking and cycling route for amenity use. The works are scheduled to start on 14th August and be completed by the 8th September 2017. The works are funded by S106 funding from the Fodens development.
- HS2 2a material is available for public perusal after the bill being deposited with Parliament. If any member of the public wishes to view it, they should contact the Clerk. A HS2 public meeting is also to be held at Crewe Alex. on the 8th August and posters are to be placed in the noticeboards to advertise the event. The clerk informed that consultation on both this and the proposed Hub at Crewe Station are currently undergoing consultation running until 30th September.

8. ANY OTHER BUSINESS

It was noted that Cllr Nixon, Cllr Holder, Cllr Beech and the clerk had all attended the recent ChALC Planning update meeting at Holmes Chapel on the evening of the 25th July.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 5th September 2017, 7:30pm. ***To be confirmed.***

The meeting was concluded at 20:03pm