

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Extraordinary Planning Committee Meeting held at 7:30pm on Tuesday, 23rd May 2017, in Warmingham Parish Hall.

PRESENT Councillors M Sant
A Holder
S Harrop
D Nixon

Also present were 14 members of the public.

1. APOLOGIES FOR ABSENCE

Councillors: A Roscoe, D Musgrave

2. DECLARATIONS OF INTEREST

There were none.

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 2ND MAY 2017

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

4. NEIGHBOURHOOD PLAN

Cllr Nixon had previously circulated some guidance notes to councillors regarding the mechanism and operation of a neighbourhood Plan Steering group.

It was proposed that a steering group be formed comprising of Cllr Holder (who will lead), Cllr Nixon, Cllr Harrop and Cllr Roscoe along with any residents of Moston who wish to volunteer and commit themselves to the work and effort involved.

Cllrs Nixon, Harrop and Holder further explained the process:

- The Steering Group would be separate from the Parish Council and would comprise both Councillors and non-Councillors. The membership of the group need not be fixed and members could be co-opted as required in the future.
- Working Groups could be formed by the Steering Group as required.
- The Parish Council remains the qualifying body and terms of reference would be needed to be drafted for the group. Cllr Holder agreed to provide an initial draft.

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- Cheshire Community Action have been contracted to assist and advise in the process.
- £9000 funding is available based on successive applications with a forward six-month plan of requirements.
- The first stage of the process, designating the area based on Moston Parish Boundary, has already been completed.
- The first task of the Steering group would be to circulate a questionnaire to all residents of Moston. A key question would be asking if a Neighbourhood Plan is wanted. Over 50% of replies received will need to be positive to continue. A draft questionnaire has already been prepared by Cllr Harrop and Nixon (with advice taken from Cheshire Community Action) for comment.
- The Parish Council will ensure that legislative (data protection, freedom of information etc.) and administrative aspects of the Neighbourhood Plan are correctly dealt with. The Parish Council clerk will assist with this.
- Residents of Albion Lock will also be included.

Resolved: That a Neighbourhood Plan Steering Group be formed, initially comprising of Cllr Holder (who will lead), Cllr Nixon, Cllr Harrop, Cllr Roscoe, Mr and Mrs Lucket, Mr Phil Pritchard and Mrs Anne Holder.

Resolved: That the questionnaire be circulated prior to the end of May and that two weeks be allowed for responses.

Resolved: Terms of Reference for the Steering Group be drafted for approval by the Parish Council.

Resolved: That a bank account be opened for the Neighbourhood Plan Steering Group if the plan progresses.

Actions: That the named members of the steering group progress the above resolutions.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

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.

Comments deadline date - 7th June 2017

Southern Planning Committee date – 5th July 2017

Resolved: It was proposed and agreed by all present to object. It was further resolved to ask Civitas to write a response on behalf of the Parish Council.

Cllr Nixon outlined the value of using Civitas in writing planning application responses on behalf of the Parish Council.

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6. PLANNING APPLICATION UPDATE

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

17/2114C Thimsworra Farm, Dragons Lane, Moston.

Removal of Condition 1 and variation of condition 5 on 14/3086C.

Southern Planning Committee Date – 5th July 2017

The last date for comments is the 24th May so it was noted residents could still comment if they wished.

It was suggested that the Civitas letters should include a comment that response is on behalf of Moston Parish Council representing the residents of Moston.

17/0817C Land Adjacent to, Brunello House. Red Lane, Moston

Outline application for construction of three detached dwellings.

Southern Planning Committee date – 5th July 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 - 5th July 2017

Cllr Nixon reported that a complaint relating to this application (and others) has progressed to a stage 2 because of the length of time in reaching a decision and lack of communication with the planning officer.

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.

No decision to date.

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.

Cllr Nixon reported that the close proximity of high pressure gas pipelines is an issue and the site still encroaches the area covered by the pipes.

Cllr Nixon reported that this application is also part of the complaint that has been submitted due to the length of time a decision has been in forthcoming and lack of communication with the Planning Officer.

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15/0388C 3 Oaks Caravan Park

Proposed Detached Bungalow for use in support of management of Three Oaks Caravan Park.

No decision to date

7. CORRESPONDENCE

None received.

8. ANY OTHER BUSINESS

None

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 4th June 2017, 7:30pm. ***To be confirmed.***

The meeting was concluded at 20:30pm