

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 7.30pm on Tuesday, 3rd April 2018, in St Peter's Church Hall, Elworth.

PRESENT Councillors:

M Sant (Chair)
A Roscoe
D Nixon
C House
S Harrop

The Clerk to the Council: Kristine Pemberton

Also present were 22 members of the public.

The meeting started at 19:35

1. APOLOGIES FOR ABSENCE

Councillors: D Musgrave, A Holder, J Wray

2. DECLARATIONS OF INTEREST

There were none.

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

There were none

3. MIDDLEWICH EASTERN BYPASS

To receive an update from Richard Hibbert on the consultation ongoing for the Middlewich Eastern Bypass

Richard Hibbert is the Interim head of transport and is responsible for delivering the Middlewich Eastern Bypass. Cheshire East council have now obtained funding for the project. A brochure has been produced and circulated in Middlewich with a questionnaire for feedback. These are available from Middlewich library and some can be made available to Moston residents. Consultation on options is now live and exhibitions are being held in Middlewich between now and 29 April or you can provide feedback on line.

The southern point of the bypass could ultimately link to a future southern Middlewich bypass. Planning for the eastern bypass should be submitted summer 2018 and then construction will start 2020 and completed by end 2021.

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As this is a relief road for Middlewich a benefit for Sandbach is not expected, equally there is not expected to be a large negative impact on Sandbach.

Some local residents are concerned there may be a substantial increase in traffic on Tetton Lane in traffic cutting through Warmingham and then using Tetton Lane to get to the bypass rather than carrying on Warmingham Lane into Middlewich. A major concern is also traffic from the bypass using Tetton Lane. Mr Hibbert requested that these types of concerns be raised as part of the consultation.

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

There were none

4. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH FEBRUARY 2018

The planning committee previously planned for 6th March did not take place, instead a planning item was added to the full council meeting on that date.

Resolved: That the Planning Committee minutes of 6th February be approved as a true record of the meeting.

5. NEIGHBOURHOOD PLANNING

To receive an update from the Neighbourhood Plan Steering group.

The consultation for the pre-submission version of the Moston Neighbourhood Plan is now open. Local residents should have received the letter outlining the process which allows 10 weeks. All information is available on the Moston Parish Council website. Please let us have your feedback. There is a drop in meeting in St Peters Church Hall on Saturday 7th April from 1 until 4pm.

6. OBSERVATIONS ON NEW PLANNING APPLICATIONS

New application

18/1163C The Old Stables, Green Lane, Moston CW113QG

To replace an existing window to the rear of the property with glazed double doors.

Last Date for comments 5th April 2018

Resolved that Moston Parish Council has no objections

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7. PLANNING APPLICATION UPDATE

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

18/0083C LAND EAST OF WARMINGHAM LANE, MOSTON

Proposed erection of 90 residential dwellings, access, landscaping and associated works

Committee Date 4th April 2018. (Note this is not on agenda for Southern Planning on that date)

17/6369C MOSTON GARAGE, BOOTH LANE, MOSTON, CW113PU

Regeneration of site to provide use class B1/B2/B8 units to rear and use class A1 retail shop to front

No Decision

17/5223C LAND OFF BOOTH LANE, MOSTON

Erection of a three storey 66 bed care home for the elderly.

Committee Date 28th March 2018.....Now 25th April 2018

17/5170C Land South Of DRAGONS LANE, MOSTON

Variation of condition 3 on 12/0971C - The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.

Approved with conditions

NB Yes the conditions were varied, an increase in Temporary Permission until 14th February 2021, The named residents remain

17/5068C Former Albion Chemical Works, BOOTH LANE, MOSTON.

Construction of an office building (Use Class B1), associated car parking, proposed access road and mitigation bund

Committee date 28th March 2018 Now 25th April 2018

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17/5070C Former Albion Chemical Works, BOOTH LANE, MOSTON

OUTLINE PLANNING PERMISSION (REVISIONS TO 09/2083C) IN RESPECT OF ZONES 2, 5 AND 6, TO PROVIDE UP TO 122 RESIDENTIAL UNITS (C3) PLUS CARE HOME (C2) OR 144 RESIDENTIAL UNITS, UP TO 2,600SQM OF COMMERCIAL USES INCLUDING RETAIL (A1), RESTAURANT/PUB (A3/A4) PLUS OFFICES (B1), WITH PUBLIC OPEN SPACE AND ASSOCIATED INFRASTRUCTURE

Committee date 28th March 2018.....Now 25th April 2018

17/2114C THIMSWARRA FARM, DRAGONS LANE, MOSTON

Removal of condition 1 to make permission permanent and non personal and variation of condition 2 and condition 5 to increase to 3 pitches (total of 7 caravans) on 15/5650C

Committee Date 4th April 2018

16/2247C Land Off Dragons Lane, Moston, Sandbach, Cheshire, 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.... To be determined under delegated authority

8. CORRESPONDENCE

None

9. ANY OTHER BUSINESS

Cllr Nixon provided an update on the unauthorised development on land adjacent to Meadow View, Dragons Lane.

On 8th March Cheshire East Planning Enforcement issued a 28 day Temporary Stop Notice on Meadow View. This was to stop the carrying out of further operational development.

Since then a family have moved on with 2 caravans, 2 sheds, a portaloo and temporary lighting. Further fencing along Dragons Lane has taken place. Enforcement Officers have been monitoring the situation and will consider what further action can be taken after this Thursday when the 28 day Stop Notice expires.

Because of the close proximity to the Gas Governor CEC Enforcement have been trying to contact National Grid but with little success.

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A Land Registry check today still shows the land under the ownership of Martin Smith, Meadow View

10. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 1st May 2018, 8.15pm – St Peter's Church Hall, Elworth

The meeting was concluded at **21:00**

DRAFT

Appendix 1

Briefing material for item 6

Planning application 18/1163C 2 The Old Stables, Green Lane, Moston CW113QG
TO REPLACE AN EXISTING WINDOW TO THE REAR OF THE PROPERTY WITH
GLAZED DOUBLE DOORS..

The rear of the property can not be seen from the road.

Propose

Moston Parish Council have no objection to the application

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**INFORMATION....THIS IS A VERY SIMILAR APPLICATION TO 17/4237C OUTLINED
BELOW.**

3, The Old Stables, Green Lane, Moston, CW11 3QG

Variation from a window to double doors on the rear elevation

.Following Moston Parish Council's Planning Meeting of

5th September 2017,

Moston Parish Council has the following comments to make

Moston Parish Council has no objection to this application

11.

12.

13.

14. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD
ON 9TH JANUARY 2017**

Resolved: That the Planning Committee minutes of 9th January be approved as a true
record of the meeting.

15. NEIGHBOURHOOD PLANNING

To receive an update from the Neighbourhood Plan Steering group.

Good progress has been made on most aspects. All policies are submitted except for the environmental one from Cheshire Wildlife Trust.

16. OBSERVATIONS ON NEW PLANNING APPLICATIONS

18/0083C Land East of Warmingham Lane, MOSTON, MIDDLEWICH

An application to erect 90 residential dwellings

Cllr Nixon has proposed a response and will be doing a traffic survey to further support our comments. Agreed to proposing some traffic slowing mechanism on Warmingham Lane as part of the development.

Resolved: Moston Parish council can not support this application based on out of date traffic information and no measures to alleviate the speed and volume of traffic on our lanes and to propose that some traffic slowing mechanism are added on Warmingham Lane. Clerk to submit response

Comments deadline: 15th February

17. PLANNING APPLICATION UPDATE

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

17/6369C Moston Garage, Booth Lane, Moston

Regeneration of site to provide use class B1/B2/B8 units to rear and use class A1 retail shop to front.

Response submitted.

No decision to date

17/5068C Former Albion Chemical Works, BOOTH LANE, MOSTON

Construction of an office building (Use Class B1), associated car parking, proposed access road and mitigation bund.

Strategic Planning Committee Date – 28th March 2018

17/5070C Former Albion Chemical Works, BOOTH LANE, MOSTON

Outline Planning Permission (Revisions to 09/2083C) in respect of zones 2, 5 and 6, to provide up to 122 residential units (C3) plus care home (C2) or 144 residential units, up to 2,600SQM of commercial uses including retail (A1), restaurant/pub (A3/A4) plus offices (B1), with public open space and associated infrastructure.

Strategic Planning Committee date – 28th March 2018

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17/5170C Land South of Dragons Lane, Moston

Variation of condition 3 on 12/0971C – The use of land for the stationing of caravans for residential purposes for 4 no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use.

Southern Planning Committee date 7th February 2018

17/5223C Land off Booth Lane, Moston

Erection of a three storey 66 bed care home for the elderly

Strategic Planning Committee date – 28th February 2018

17/5116C Plot 1A, Magnitude 160, Midpoint 18, Pochin Way, Middlewich

Erection of 2 no. employment buildings (Use Classes B2 and B8) including a security gatehouse, vehicle access off Pochin Way and ERF Way and associated car parking, trailer parking and landscaping.

Strategic Planning Committee date- 28th February 2018

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

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

Southern Planning Committee – 7th March 2018

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 to date (delegated authority)