

# MOSTON PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee Meeting held at 7:30pm on Tuesday, 4<sup>th</sup> July 2017, in St Peter's Church Hall, Elworth.**

**PRESENT** Councillors:  
A Holder  
M Sant  
S Harrop  
D Nixon  
R Beech

Also present were 12 members of the public.

The meeting started at 19:35

## **1. APOLOGIES FOR ABSENCE**

Councillors: A Roscoe, C House, D Musgrave

## **2. DECLARATIONS OF INTEREST**

There were none.

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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.

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## **3. TO APPROVE THE MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING HELD ON 23RD MAY 2017**

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

## **4. NEIGHBOURHOOD PLAN**

Cllr Harrop updated the Planning Committee:

The questionnaire was distributed in May 2017 to 205 houses and businesses in Moston, 140 of which were by hand. A period of three weeks was allowed for returns. The response received was 100% 'yes' from those returned.

From those delivered by hand, the ten businesses and seven gypsy sites returned no replies. Of 36 delivered to Albion Lock, there was one reply and all 5 Neighbourhood Watch members hand delivered a questionnaire replied.

In total, 60 questionnaires were returned comprising of 10 hand delivered and 50 that had been emailed out.

The responses indicated that the things liked about Moston were Community Spirit, rural green spaces, local ecology and 'as it is'.

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Concerns expressed included the predominance and expansion of gypsy/traveller sites, highways issues (state of the road surfaces, verges and hedging in addition to flooding worries, traffic (HGVs, volume, speeding and impending road closures) and the desire to have little or no development. The responses indicate that generally residents of Moston wish for little change.

Some concerns raised, such as Highways issues, cannot be addressed through the Neighbourhood Plan but can be addressed by the Parish Council.

### 5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

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

First Floor Extension to rear of dwelling.

*Comments deadline – 19<sup>th</sup> July 2017*

**Resolved:** No objection

*Action: The clerk to submit the response to Cheshire East.*

#### **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.

*Comments deadline – 5<sup>th</sup> July 2017*

**Resolved:** No objection

*Action: The clerk to submit the response to Cheshire East.*

### 6. PLANNING APPLICATION UPDATE

*To receive progress and update on the status of the following 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.

*Southern Planning Committee date – 9<sup>th</sup> August 2017*

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- 17/2114C**      **Thimsworra Farm, Dragons Lane, Moston.**  
Removal of Condition 1 and variation of condition 5 on 14/3086C.  
*Southern Planning Committee Date – 9<sup>th</sup> August 2017*
- 17/0817C**      **Land Adjacent to, Brunello House. Red Lane, Moston**  
Outline application for construction of three detached dwellings.  
*Southern Planning Committee date – 9<sup>th</sup> August 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 - 9<sup>th</sup> August 2017*  
It was noted that this is the 15<sup>th</sup> date given and that a complaint is in place with an option of taking to the Ombudsman.
- 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.*  
No further development.
- 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.*  
In January were told po putting in a recommendation for refusal. It was then removed from S P for delegated and we are still waiting. Forms part of the complaint.
- 15/0388C**      **3 Oaks Caravan Park**  
Proposed Detached Bungalow for use in support of management of Three Oaks Caravan Park.  
*Approved on the 17<sup>th</sup> May 2017*

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Cllr Nixon gave some background: It was accepted by the planning officer that the proposal had been described as being for use in support of the management of the Three Oaks Caravan Park. The planning officer further stated that it is important to note the caravan park already benefits from separate manager's accommodation. In the absence of any case justifying or evidencing the need for additional manager's accommodation, the application was assessed as a new open market dwelling in the open countryside.

## 7. CORRESPONDENCE

None received.

## 8. ANY OTHER BUSINESS

The Cheshire East Area Planning Update on the 25<sup>th</sup> July was noted (6:30pm, Holmes Chapel). Cllr Holder, Cllr Nixon and Cllr beech have all requested to attend.

*Action: The clerk to ensure places are booked.*

It was noted that a letter of support for the Parish Council objection was submitted to Cheshire East Planning by Fiona Bruce regarding application 17/2398N, Horseshoe Farm.

## 9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 1<sup>st</sup> August 2017, 7:30pm. ***To be confirmed.***

**The meeting was concluded at 20:03pm**