

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 7:30pm on Tuesday, 5th September 2017, in St Peter's Church Hall, Elworth.

PRESENT Councillors:
A Roscoe
D Nixon
R Beech
Cheshire East Councillor: John Wray
The Clerk to the Council: Sue Davies

Also present were 12 members of the public.

The meeting started at 19:30

1. APOLOGIES FOR ABSENCE

Councillors: A Holder, M Sant, D Musgrave, S Harrop

2. DECLARATIONS OF INTEREST

There were none.

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

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

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 1ST AUGUST 2017

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

4. NEIGHBOURHOOD PLAN

Cllr Nixon provided an update:

There has recently been a week of intensive meetings with Tom Evans of Cheshire East Council during which time Mr Evans was shown around the Parish and meetings were held with the Neighbourhood Plan Group. Mr Evans is now trying to produce a draft template to assist the Group.

Cllr Nixon also informed that the houses of Albion Lock which fall within Moston will contribute to Sandbach's housing allocation rather than Moston's. Sandbach has achieved its allocation now so any future houses may be ascribed to Moston. Likewise, all the 235 houses on Warmingham Lane are allocated to Middlewich despite some falling within Moston.

3800 houses will be allocated to the rural areas in Part 2 of the Local Plan although Moston does not currently know its share of these 3800.

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Moston does have some protection with its SSSI sites and areas of conservation. In addition, a Cheshire Wildlife Trust survey is underway which will help to establish wildlife corridors.

There is to be a further consultation and the objectives of the Neighbourhood Plan have been identified as:

- Landscape and Character
- The Natural Environment
- Recreation
- Local Economy
- Housing
- Local Infrastructure

Questions were asked about why the plan was separate to Warmingham and also whether gypsy pitches would count towards Moston's allocation.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

17/4406C The Flooring Technology Centre, Flowcrete Business Park, Booth Lane, Moston, CW11 3QF

Proposed Re-Roofing of factory.

Comments deadline: 22nd September 2017

Resolved: Moston Parish Council have no objection to this application.

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

17/4237C 3, The Old Stables, Green Lane, Moston, CW11 3QG

Variation from a window to double doors on the rear elevation.

Comments deadline: 13th September 2017

Resolved: Moston Parish Council have no objection to this application.

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

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6. PLANNING APPLICATION UPDATE

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

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

Proposed alterations to existing detached oak framed garage.

No decision to date

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

Non-material amendment relating to 14/1364C

Withdrawn 14th August 2017

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

Non-material amendment relating to 15/0388C

No decision to date

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.

Approved with conditions by Strategic Planning Committee on 2nd August.

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 –4th October 2017

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

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

Southern Planning Committee –4th October 2017

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

Outline application for construction of three detached dwellings.

Withdrawn from committee and refused 18th 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 – 4th October 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 to date

Cllr Nixon noted that attempts had been made by John Wray to discover why application decisions keep moving forward. An attempt has been made to get a meeting with Ainsley Arnold, the portfolio holder for Planning and David Malcolm, the Head of Planning.

7. CORRESPONDENCE

None received.

8. ANY OTHER BUSINESS

The Cheshire East Area Planning Update by Cheshire East and ChALC on the 25th July, 2017, at Holmes Chapel had been attended by Cllr Nixon, Cllr Holder, Cllr Beech and the Clerk.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 3RD October 2017, 7:30pm. ***To be confirmed.***

The meeting was concluded at 20:03pm