

MOSTON PARISH COUNCIL

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

PRESENT Councillors:
M Sant (Chair)
A Roscoe
D Nixon
C House
The Clerk to the Council: Sue Davies

Also present were eleven members of the public.

The meeting started at 19:30

1. APOLOGIES FOR ABSENCE

Councillors: A Holder, D Musgrave, S Harrop, R Beech

2. DECLARATIONS OF INTEREST

There were none.

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

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD OCTOBER 2017

Resolved: That the Planning Committee minutes of 3rd October be approved as a true record of the meeting.

4. NEIGHBOURHOOD PLANNING

The Council received an update from Cllr Nixon on the progress of the Neighbourhood Plan Group:

There will be a public meeting on the 11th November 2017, at 1:15pm with a small presentation and information available.

5. UPDATE ON THE MIDDLEWICH EASTERN BY-PASS

Cllr Nixon, Cllr Roscoe and Cllr Sant provided an update:

The government has now allocated money for this scheme and it is to go ahead. The preferred route has still not been decided. The by-pass will affect Moston and, if HS2b progresses with the rolling stock depot, there is the possibility it could continue to the A530 Nantwich to Middlewich Road near to the depot. There will be a consultation period and the possibility of meetings when the planning application for the route is put forward.

6. UPDATE ON THE CLOSURE OF PART OF MOSS LANE IN ELWORTH

Cllr Nixon provided an update:

The clerk reported that there has been no response to the letter. It was agreed that this will be pursued.

Action: Cllr Sant to pursue with Chris Hindle of Cheshire East Council

7. CHESHIRE EAST LOCAL PLAN

The receipt of the Cheshire East Community Infrastructure Levy Consultation was noted at the September meeting. No responses have been forthcoming to the Clerk from Councillors.

Resolved: Moston Parish Council have no comment to make regarding this consultation.

8. OBSERVATIONS ON NEW PLANNING APPLICATIONS

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

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

Comments deadline 9th November 2017. To be determined under delegated power.

Cllr Nixon had previously circulated a draft response for consideration.

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

Action: The Clerk to submit a response based on Cllr Nixon's suggested comments.

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

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.

Comments deadline 9th November 2017. Strategic Planning Committee date – 20th December 2017

Cllr Nixon had previously circulated a draft response for consideration. It was raised that the proposed development could set a precedent and that it would result in progressive loss of green space between Sandbach and Middlewich.

Resolved: Moston Parish Council have to objection to this application.

Action: The Clerk to submit a response based on Cllr Nixon's suggested comments.

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.

Comments deadline: 8th November 2017 Southern Planning Committee date – 29th November 2017

Cllr Nixon had previously circulated a response drafted by Civitas on the Parish Council's behalf.

Resolved: Moston Parish Council object to the application.

Action: Cllr Nixon to request that Civitas submit the response on behalf of Moston parish Council.

17/5375C Woodville Farm, Dragons lane, Moston, CW11 3QH

Proposed retractable lighting to an existing ménage.

Comments deadline – 28th November 2017

Cllr Nixon had previously circulated a draft response for consideration.

Resolved: Moston Parish Council fully support this application for an innovative solar lighting solution for the existing ménage at Woodville Farm.

Action: The Clerk to submit a response based on Cllr Nixon's suggested comments.

17/5223C Land off Booth Lane, Moston

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

Comments deadline – 30th November 2017 Southern Planning Committee date – 10th January 2018

Cllr Nixon had previously circulated some briefing notes and suggested response. The S106/CIL money for canal towpath improvements was discussed. It was felt that the Canal and River Trust could be putting forward a request for this money.

Resolved: Moston Parish Council agree in principle but a modification to the draft response may be required regarding S106 money depending on what the Canal and River Trust say in their comments.

Action: The Clerk to submit a response after consultation with Cllr Nixon and the Chair.

17/5116C Plot 1A, Ma6nitude 160, Midpoint 18, Pochin Way, Middlewich

MOSTON PARISH COUNCIL

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.

Comments deadline – 7th December 2017 Strategic Planning Committee date- 20th December 2017

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

Action: The Clerk to submit a response

9. PLANNING APPLICATION UPDATE

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

17/4619C Three Oaks Caravan Park, Booth Lane, Moston, CW10 0EH

Variation of condition 2 to planning application 15/0388C - Proposed Detached Bungalow for use in support of management of Three Oaks Caravan Park.

No decision to date

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

Proposed Re-Roofing of factory.

Approved with Conditions on the 24th November 2017

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 –29th November 2017

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

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

Southern Planning Committee –29th November 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.

No decision to date – now to be determined under delegated authority rather than going to committee.

MOSTON PARISH COUNCIL

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 – now to be determined under delegated authority rather than going to committee.

10. CORRESPONDENCE

None

11. ANY OTHER BUSINESS

None

12. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 5th December 2017, 7:30pm at St Peter's Church Hall, Elworth. **To be confirmed.**

The meeting was concluded at **20:15pm**