

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 8.30pm on Tuesday, 8 November 2016, in Warmingham Parish Hall.

PRESENT Councillors M Sant
D Nixon
D Musgrave
R Beech
C House
A Roscoe

Also present were 11 members of the public.

1. APOLOGIES FOR ABSENCE

Councillors: A Holder
S Harrop

2. DECLARATIONS OF INTEREST

There were none.

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

A Member of the public asked when the work on the Dragon's Lane Bridge is due to finish. She was informed that all roadworks are given timelines on the online interactive map and so that is the best place to check.

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

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 13 SEPTEMBER 2016.

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

4. MATTERS ARISING

4.1 Report on Chalc Meeting 20th October 2016

Cllr. Nixon referred to the pre-circulated briefing notes and explained that as Cllr. Holder has become an executive board member of Chalc, and he succeeded in getting the following motion, on behalf of Moston Parish Council, on the Agenda for the meeting of 20th October 2016:

The meeting calls upon the Cheshire Association of Local Councils to persuade Cheshire East Council to assess the need for Gypsy/Traveler Sites and to provide Council owned and run sites where there is established need as has been done by Cheshire West and Chester Council.

Cllr. Nixon advised that there were no votes against the motion and so the Motion was voted through. He noted that a number of Cheshire West and Chester delegates abstained as it was a particular Cheshire East matter.

4.2 CEC Lack of Gypsy site provision

Cllr. Nixon referred to the pre-circulated briefing notes and explained that Borough Councils must assess the need for gypsy and traveller sites in their local plan along with their housing assessments. CEC have not recently provided any council run sites even though the requirement was identified in the current saved plan and in the new draft local plan.

It was noted that Halton, Chester and Cheshire West have provided new Council run sites with Chester and Cheshire west having recently ended a consultation process looking for an addition council run site. As a result, they have removed the problem every Town and Parish Council has within Cheshire East.

Cllr Nixon explained that the Country wide issue concerning sites is where principal authorities do not provide land for sites. This leads to Gypsies and Travellers purchasing their own land and being granted temporary planning by the inspectorate on appeal as a result of the authority not providing sites.

In the case of Moston Parish Council, temporary consent is leading to Green field land turning into Brown field land with septic tanks, drains and hardstandings being constructed. When temporary consents expire, they are renewed as 4 years have passed and no new sites are available.

As a result of all this, Moston Parish Council has had a motion passed at Chalco to pressure Cheshire East Council into dealing with the problem now, and not at part 2 of the Local Plan. It was noted that MP Fiona Bruce is already lobbying on this issue on behalf of Moston Parish Council and all of Brereton Rural Ward.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

- 16/5131C Woodville Farm, Dragons Lane, Moston, CW11 3QH
Proposed repositioning of vehicular access and closing up of existing access
Resolved: No objection. Moston Parish Council support this application.

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

Resolved: That the Clerk send the following to CEC Planning:

" Prior to the publication of the officers report on the original application, 15/5764C , Moston Parish Council expressed safety concerns about a proposed new entry onto Warmingham Lane due to its close proximity to the junction with Plant Lane. These safety concerns still exist and we believe Highways Department should be consulted in this instance. The present large entrance further away from the junction is a far safer option and is surely sufficient giving the development a similar appearance to the original layout with just a pedestrian entrance closer to the junction as at present.

We asked for a condition of restrictive working hours, with no evening or weekend construction activities on the site due to the close proximity to neighbouring properties, it was accepted that perhaps it had been an oversight on behalf of Cheshire East Council not to add this condition and now that work has commenced we are seeing work on a Saturday until well after 5.00 pm with a JCB working in the dark.

Moston Parish Council suggested on the original application a condition to prevent parking of vehicles or storage of materials on The Village Green which is opposite the site., but this was not added to the list of conditions. This recommendation was done with good reason and now that work has started on the project we have seen a JCB Fast Trac complete with large trailer and a number of vans parked on the green on various occasions and further round the corner onto Plant Lane a large load of rubble tipped at the side of the road next to the entrance to a Bridle Path for a number of days. Both the Village Green and Bridle Path are local amenities and as a Parish Council we are keen to preserve both as open spaces for the enjoyment of residents.

We are keen to see the old barn restored and supported the application with specific safeguards which have been overlooked by the Planning Officer. As a Parish Council we feel this is an opportunity to look again at the sensible suggestions we, as local people, have proposed.

Moston Parish Council look forward to the barn being re-built in keeping with the remainder of Rose Cottage using the bricks

and tiles as outlined with this application and support that aspect of the application, but because of road safety concerns cannot support the creation of a new entrance."

6. PLANNING APPLICATION UPDATE

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

- **16/1810C Brenntag, Booth Lane, Moston**
Demolition of existing effluent pump house and erection of proposed timber workshop.
Approved with conditions.
- **16/3731C Flowcrete Business Park, Booth Lane, Moston, CW11 3QF**
External Heat Recovery unit in Hit and Miss timber screen enclosure, together with external lighting to office building/carpark.
Approved with conditions.
- **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. Southern Planning Committee 21st December.
- **16/0941C Land South of Thimswarra Farm, Plant 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. Southern Planning Committee 21st December.
- **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. Southern Planning Committee 21st December
- **16/1555C Home Farm, Warmingham Lane, Moston, CW10 0HJ**
Conversion of a redundant agricultural building to three dwellings, demolition of an existing dwelling and erection of a replacement dwelling.
No decision.
- **15/0388C 3 Oaks Caravan Park**
Proposed Detached Bungalow for use in support of management of Three Oaks Caravan Park.

No decision

- **15/5840C Land off Warmingham Lane, Middlewich**
Outline application for up to 235 residential dwellings.
No decision.

7. CORRESPONDENCE

None Received.

8. ANY OTHER BUSINESS

Cllr. Musgrave requested if consideration could be given to put a section for signs into the 17-18 Budget.

Cllr John Wray informed the committee that there may be an opportunity to apply to CEC to get Moston Green for no cost. He was informed that Cllr Harrop is pursuing this line of enquiry.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 6 December 2016 at 7.30pm in Warmingham Parish Hall.

Mike Sant, Chairman
21:02

MW