

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 7.45pm on Tuesday, 5 January 2016, in Warmingham Parish Hall.

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

Also present were 11 members of the public.

1. **APOLOGIES FOR ABSENCE**

There were none.

2. **DECLARATIONS OF INTEREST**

There were none.

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

Residents confirmed deadline for comment on applications 15/5650C and 15/5579C had been extended to 27 January 2016 due to consultation with neighbouring residents being delayed.

Concern was expressed by two residents relating to the low public attendance at Council meetings.

The Chairman thanked Members of the Public for their feedback and reconvened the Planning Committee Meeting.

3. **TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 8 DECEMBER 2015.**

Resolved: The minutes were approved as a true record and signed by the Chairman.

4. MATTERS ARISING

- 4.1 Cllr Nixon reported that some of the lighting at Thimswarra and the adjacent site had been adjusted however, though the awaited application for Thimswarra had now been received by CEC, only one of the required enforcement concerns had been referenced. Cllr Nixon had emailed CEC Enforcement, receiving an 'out of office' reply. It was agreed that the Parish Council will wait until the CEC Officer's return to work on 18 January at which stage Cllr Nixon will re-contact and discuss the application and the continuing enforcement concerns.

5. PLANNING APPLICATION UPDATE

Members received updates on the status of the following applications:

- **15/0388C Bunglalow at 3 Oaks Caravan Park**
No Decision
- **15/4290C Construction of brick Utility Shed at Horseshoe Farm Warmingham Lane.**
Granted on 14th December 2015 With Conditions
- **15/4892C 4 Needhams Bank, Moston (Single Detached Dwelling)**
No Decision.

6. OBSERVATIONS ON NEW PLANNING APPLICATIONS

At this stage of the meeting the Chairman allowed further comment from Members of the public before the two applications were considered.

15/5650C Thimswarra Dragons Lane.

Application for removal or variation of condition 5 (To increase site from 1 pitch to 3)

Resolved: This application has arisen due to the number of caravans on site contrary to Condition 5 of application 14/3086C This condition re-imposed by Cheshire East Council in 2015 was originally imposed on planning application 11/3548C by The Planning Inspectorate, an executive agency sponsored by The Dept. for Communities and Local Government. Moston Parish Council is not convinced such a condition/decision should be removed by a local authority.

This was reinforced by a decision of Cheshire East Borough Council to refuse an application to extend Thimswarra Farm by an 2 extra pitches in January 2013 (12/3847C refers) and the Peter Brett report instigated by Cheshire East Council to find additional sites. The final paragraph and summing up of this site in their report states The site is unsuitable as a location for permanent or any **additional** development.

There is a lack of information as to the specific requirement for this condition to be removed, Moston Parish Council **object** to the proposal.

15/5579C Land on south side of Dragons Lane (Meadow View)

Application to remove condition 3 To make permission permanent and remove limitation on occupancy to named persons.

Resolved: This application seeks to remove a condition imposed less than 2 years ago by The Planning Inspectorate, an executive agency sponsored by The Dept. for Communities and Local Government. Moston Parish Council is not convinced such a condition decision should be removed by a local authority.

The application consists of two sections, firstly the occupants named by the applicant's agent to, and given permission by, The Planning Inspectorate and secondly the temporary nature of the planning consent considered by the Peter Brett report and the Planning Inspector.

The Peter Brett report funded by Cheshire East Borough Council to find additional sites was completed before the temporary permission was given but after the original application had been submitted. It reports at length on the adjacent site Thimswarra in the same field, stating the site is unsuitable as a location for **permanent** or any additional development and says in relation to this site it would have an unacceptable impact on landscape character. The site is now gradually being developed and the Parish Council have given consideration to this report.

The Planning Inspector when coming to his decision to give temporary permission mentions conflict with local saved policies and National Planning Policy Framework, as such the development would result in harm to the character and appearance of the countryside and that harm is sufficient to justify the **refusal of a permanent planning permission.**

In full consideration of these outlined aspects Moston Parish Council **object** to the application

7. CORRESPONDENCE

None received.

8. ANY OTHER BUSINESS

Cllr Wray confirmed that he had called in applications 15/5650C and 15/5579C. Should the Planning Officer recommend approval the applications will be referred for a Committee decision.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 2 February 2016 at 7.30pm at Warmingham Parish Hall.

Meeting closed 8.40pm

A Holder, Chairman.