

MOSTON PARISH COUNCIL

Minutes of the Meeting of the Planning Committee Meeting held at 7.45pm on Tuesday, 8 March 2016, in Warmingham Parish Hall.

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

Also present was CEC Cllr J Wray and 20 members of the public.

1. APOLOGIES FOR ABSENCE

Cllr D Musgrave.

2. DECLARATIONS OF INTEREST

There were none.

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

Residents requested an update on enforcement at Thimswarra and queried call in status of application 16/0941C. It was stated that this application had not been well publicised, with only 4 neighbours receiving consultation information and no visible notices displayed. It was clarified that these items will be discussed during relevant agenda items.

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

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2 FEBRUARY 2016.

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

4. MATTERS ARISING

During discussion on this, and remaining agenda items, the Chairman made several requests to residents in attendance that they respect the meeting and refrain from interrupting.

4.1 Communication with CEC Planning Officer, Paul Wakefield.

Cllr Nixon confirmed he had met with CEC Officers to review enforcement at Thimswarra and discuss problems regarding poor

consultation notice for residents. Mr Wakefield confirmed there had been problems with the consultation process though CEC are not required to notify anyone other than adjacent landowners. During the meeting, the CEC Enforcement Officer confirmed a revised application would be required for the site as approvals do not currently concur with onsite changes. Once this application is received CEC will consider whether enforcement action is required.

Members were concerned that lack of enforcement would allow and encourage more applications on sites throughout the Parish.

Possible actions by the Parish Council were discussed at length.

Resolved: Cllrs Nixon and Wray will contact the CEC Enforcement Officer to arrange meeting at which detailed list of the Council's concerns and areas in which enforcement is needed will be raised.

4.2 Gypsy Traveller Provision

Having raised the lack of Gypsy Traveller Provision at a recent Congleton Area Meeting, Cllr Holder confirmed that, due to concerns raised by Town and Parish representatives in attendance, ChALC had agreed to write to CEC's Head of Planning to ascertain whether the matter is being addressed as part of the Strategic Local Plan. A copy of this letter was circulated for information.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

16/0767C Ivy Oak Barn, Plant Lane, Moston, CW11 3PQ

Proposed single storey conservatory to rear of dwelling.

Resolved: Members feel the plans, as submitted, for the proposed conservatory is out of keeping with the character of the Listed Building.

Applications 16/0941C and 16/0962C were discussed together. Members received a quotation from Civitas to provide professional response to consultation relating to both applications at no more than £230. It was confirmed that CEC Cllr Wray had called in both applications.

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 new access, laying of hardstanding and erection of amenity building

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.

Resolved: That spend of upto £230 is approved to employ Civitas to work with Cllrs Holder and Nixon in formulating a consultation response to applications 16/0941C and 16/0962C. A meeting would be arranged by Cllr Holder as soon as possible to ensure deadline for comment was met.

6. PLANNING APPLICATION UPDATE

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

- **15/0388C** **3 Oaks Caravan Park –**
No Decision
- **15/4892C** **4 Needhams Bank, Moston (Single Detached Dwelling)**
Permission granted by Southern Planning Committee.
- **15/5650C** **Thimswarra Farm, Dragons Lane**
Application for removal of variation of condition 5 (to increase site from 1 pitch to 3).
Committee date set for 30 March 2016
- **15/5579C** **Land on Southside of Dragons Lane (Meadow View)**
Application to remove condition 3 to make permission permanent and remove limitation on occupancy to named persons.
Committee date set for 30 March 2016
- **15/5764C** **Rose Cottage, Warmingham Lane, Moston Green**
Development of existing attached barn into further residential accommodation.
Parish Council Comment Submitted; No decision.
- **15/5840C** **Land off Warmingham Lane, Middlewich**
Outline application for up to 235 residential dwellings.
Parish Council Comment Submitted; No decision.

7. CORRESPONDENCE

None received.

8. ANY OTHER BUSINESS

There was none.

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 26 April 2016 at 7.30pm in Warmingham Parish Hall.

Meeting closed 9.04pm
Cllr A Holder, Chairman.