

MOSTON PARISH COUNCIL PLANNING COMMITTEE

**Minutes for the meeting held on Tuesday, 7th August 2018, 7.30pm,
in St Peter's Church Hall, Elworth.**

PRESENT Councillors:

A Holder (Chair)
A Roscoe
D Nixon
R Beech

The Clerk to the Council: Kristine Pemberton

Also present were 12 members of the public.

The meeting started at 19.30

1. APOLOGIES FOR ABSENCE

Cllr's Musgrave, Sant, Harrop

2. DECLARATIONS OF INTEREST

Cllr Beech planning application 18/3426C

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

There was a question about whether the health and safety executive had been consulted about the planning application related to the land on Dragons lane next to Meadowview given its proximity to the gas governor.

Resolved for Cllr Nixon to contact Gemma Horton

The Chairman reconvened the Planning Committee Meeting.

3. TO APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3RD JULY 2018

It was resolved to approve the minutes of the meeting of 3rd July 2018 a correct record. The minutes were duly signed by Cllr Holder as Chairman of the meeting.

4. NEIGHBOURHOOD PLANNING

To receive an update from the Neighbourhood Plan Steering group.

The Plan was submitted to Cheshire East Council on 31st July. This is now in Regulation 16 consultation until 14th September. After the consultation period an examiner will be appointed who will review plan and the results of the consultation before making a decision. The plan may then be modified and hopefully finalised and functioning by the end of 2018.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

18/3426C Flash Farm, Hall Lane, Moston, CW11 3TT

To extend two existing cattle housing units which will then cover two outside yard area

Last date for comments 16th August 2018

Resolved that Moston Parish Council support this application

6. PLANNING APPLICATION UPDATE

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

18/1733C FLASH FARM, HALL LANE, MOSTON, CHESHIRE, CW11 3TT
Installation of a below ground, pre-cast concrete, cattle slurry/manure store

Approved with conditions

18/2413C Land Adjoining Meadowview Park, DRAGONS LANE, MOSTON
Change of use of land from agricultural land for stationing of caravans for residential purposes by 1 gypsy-traveller family including utility building, hard standing, septic tank, fencing & gates, and shed/dog kennel, part retrospective.

Southern Planning Committee : 5th September

A new static caravan was delivered last week which blocked Mill Lane bridge and the caravan is now located close to the gas governor. A septic tank has been installed without the required percolation tests being performed.

18/2528C Oakwood Farm, Oakwood Lane, MOSTON, CW11 3PR
Side and rear extension to existing house. Construction of a new garage and tractor store to replace existing structures. Conversion of existing barn to residential as guest accommodation.

Application withdrawn

18/0083C LAND EAST OF, WARMINGHAM LANE, MOSTON

Proposed erection of 90 residential dwellings, access, landscaping and associated works

Committee Date 4th April 2018. No decision, no date available

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

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

Committee date 28th March 2018 Now 29th August 2018

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

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

Committee date 28th March 2018.....Now 29th August 2018

16/2247C Land Off Dragons Lane, Moston, Sandbach, Cheshire, 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 be determined under delegated authority

There is a holding order related to the gas pipeline. The applicant has to state how they will safeguard the pipeline. Cllr Nixon still pursuing this application to resolution

17/5223C LAND OFF, BOOTH LANE, MOSTON, CHESHIRE

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

7. CORRESPONDENCE

None received

8. ANY OTHER BUSINESS

None

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 4th September 2018, 8.15pm – St Peter’s Church Hall, Elworth.

Meeting concluded 7.55pm

Appendix

Briefing Notes on Planning Application 18/3426C

Item 5 on the agenda Moston Parish Council Planning Meeting 7th August 2018

Flash Farm, Hall Lane, Moston CW113TT

To Extend 2 existing cattle housing units which will then cover 2 outside yard areas.

This is a very detailed application which has been prepared with advice having been sought from various sources including Natural England, The Environment Agency and a number of Cheshire East Council Officers.

Flash Farm is a working dairy farm within 100 metres of a SSSI A recent planning application **18/1733C** for installation of a below ground, pre-cast concrete, cattle slurry/manure store has now been granted. We had no objections to that application.

A brief explanation of the application, it is intended to further utilise this slurry store and reduce water pollution from dirty yard areas entering land drains in an existing sensitive catchment area by extending 2 cattle housing units which will then cover the existing yard thus preventing rain water mixing with cattle slurry.

The design seems appropriate to a farm and will not have an adverse effect on the amenities of neighbours and a positive one to nature conservation.

Proposal.

Moston Parish Council supports this application.