

MOSTON PARISH COUNCIL PLANNING COMMITTEE

**Minutes of the meeting held on Tuesday, 1st May 2018, 8.15pm,
in St Peter's Church Hall, Elworth.**

PRESENT Councillors:

A Holder (Chair)
M Sant
A Roscoe
D Nixon
S Harrop
R Beech
J Wray

The Clerk to the Council: Kristine Pemberton

Also present were 7 members of the public.

The meeting started at 20.23

1. APOLOGIES FOR ABSENCE

Councillors: D Musgrave

2. DECLARATIONS OF INTEREST

There were none

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

There were no questions and the Chairman reconvened the Planning Committee Meeting.

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

It was resolved to approve the minutes of the meeting of 3rd April 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.

2 drop in sessions have been held since the last meeting. Both were well attended with 29 at first meeting at St Peters and 22 at the second meeting on the green. There are 4 weeks of the consultation period remaining. The comments will then be incorporated, a few photos added and then it will be sent to Cheshire East. Specification of Moston as a 'green gap' between Middlewich and Sandbach will be added. A grant from groundworks of £5,804 was received to fund the Neighbourhood plan. The spend to date has been calculated and a report submitted to Groundworks. The council will return unspent funds of £858.12 once confirmed with Groundworks. The clerk was thanked for her efforts in compiling and submitting the forms to Groundworks.

5. OBSERVATIONS ON NEW PLANNING APPLICATIONS

New application

18/1636C Ryecroft Cottage, GREEN LANE, MOSTON, SANDBACH, CW11 3QG

Single storey rear extension comprising garage and utility room

Last date for comments is 2nd May

Resolved that Moston Parish Council has no objections and that the clerk should submit the response on 2nd May

18/1865C Fox Heys, 10 WATCH LANE, MOSTON, SANDBACH, CW11 3PD

Rear facing pitched roof dormers

Last date for comments is 30th May

Resolved that Moston Parish Council has no objections and that the clerk should submit the response

6. PLANNING APPLICATION UPDATE

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

18/1163C The Old Stables, Green Lane, Moston CW113QG

To replace an existing window to the rear of the property with glazed double doors.

Granted 30 April

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

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

Committee Date 4th April 2018. – date will be updated when available

17/6369C MOSTON GARAGE, BOOTH LANE, MOSTON, CW113PU

Regeneration of site to provide use class B1/B2/B8 units to rear and use class A1 retail shop to front

No Decision

17/5223C LAND OFF, BOOTH LANE, MOSTON

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

Committee Date 25th April 2018.....Now 16th May 2018

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 16th May 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 16th May 2018

17/2114C THIMSWARRA FARM, DRAGONS LANE, MOSTON

Removal of condition 1 to make permission permanent and non personal and variation of condition 2 and condition 5 to increase to 3 pitches (total of 7 caravans) on 15/5650C

Approved – granted on the basis that they applied to change the conditions, an extension of the temporary permission was given but the additional requests were not granted

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

7. CORRESPONDENCE

To receive any correspondence

8. ANY OTHER BUSINESS

Cllr's Nixon and Holder attended a consultation meeting with Cheshire East to discuss the recent call for sites. Cheshire East confirmed that that were not considering any development sites in Moston. Separately the Provision of Gypsy Traveller sites across Cheshire East was discussed. It appears that no sites were put forward in the call for sites and despite this Cheshire East do not intend to find or provide any sites themselves before 2030. This means that there are still not enough adequate pitches for travellers in Cheshire East and so the Members believe Cheshire East are not in any real way complying with their legal obligation to provide sites. This continues to make it difficult for Moston Parish Council to challenge the numerous planning applications. The legal obligations of Cheshire East to be clarified with a view to a potential legal challenge. Lead Cllr Holder.

A barrister has been proposed who may be able to help the council find a way forward.

Resolved for Cllr Nixon to speak to Dawn Taylor (Cheshire and Warrington Traveller Team Manager) to obtain advice on the best way forward. Moston Parish Council need to find out the specific statutory requirements of Cheshire East Council regarding gypsy and traveller accommodation.

Resolved that Moston Parish council could spend upto £1000 obtaining legal advice to develop our strategy moving forward.

There is likely to be an additional planning application related to the unauthorised development at Meadow View. The council may need to put together an objection to this planning request and support may be sought from the broader community if needed

9. DATE/TIME AND PLACE OF NEXT MEETING

The next Planning Committee meeting will take place on Tuesday, 5th June 2018, 7.30pm
– St Peter's Church Hall, Elworth.

Appendix – Briefing Material

Item 4

Cheque date or payment date	Type of Transaction	Cheque Number	Recipient	Details	Total Amount	VAT	Net Amount	Neighbourhood Plan	Actual spend	Actual spend net	budget item	budget amount
									£500.00	£500.00	preparing visions	£787.50
04/07/2017	Cheque	553	Cllr Harrop	Paper and Printer Ink for NP Questionnaire	£15.15	£0.00	£15.15	£15.15				-£287.50
08/12/2017	Cheque	558	Elworth PCC	St Peters Hall hire Neighbourhood plan Meeting	£30.00	£0.00	£30.00	£30.00				
09/01/2018	Cheque	561	Dave Nixon	Neighbourhood plan expenses	£88.54	£0.00	£88.54	£88.54	£133.69	£133.69	questionnaire preparation and analysis	£630.00
13/02/2018	Cheque	568	Cheshire Community Action	Lucy Hughes report for Neighbourhood plan (split 500 preparing visions, 781.20 evidence analysis and reporting)	£1,281.20	£0.00	£1,281.20	£1,281.20				
06/03/2018	Cheque	572	Dave Nixon	land registry searches for neighbourhood plan	£18.00	£0.00	£18.00	£18.00	£1,299.20	£1,299.20	evidence analysis and drafting	£1,575.00
16/03/2018	Cheque	575	Cheshire Community Action	neighbourhood plan preparation work - split £500 for evidence analysis and 1390 for drafting basic conditions)	£1,890.00	£0.00	£1,890.00	£1,890.00	£1,390.00	£1,390.00	drafting basic conditions statement	£1,260.00
06/03/2018	Cheque	570	Cheshire Wildlife Trust	Neighbourhood plan	£1,170.00	£195.00	£975.00	£1,170.00	£1,170.00	£975.00	cheshire wildlife	£995.00
27/03/2018	Cheque	576	Elworth PCC	room hire for meetings and neighbourhood plan drop in	£30.00	£0.00	£30.00	£30.00	£30.00	£30.00	consultation events	£30.00
28/03/2018	Cheque	577	RJ Signs and graphics	Banners for neighbourhood plan	£119.30	£19.88	£99.42	£119.30	£119.30	£99.42	posters	£80.00
28/03/2018	Cheque	578	Viking	Paper, envelopes, stamps and printer ink for neighbourhood plan (invoice 82738)	£99.40	£16.57	£82.83	£99.40				
28/03/2018	Cheque	579	Viking	ink cartridges and coffee	£67.79	£7.13	£60.66	£67.79				
28/03/2018	Cheque	580	Kristine Pemberton	black and magenta ink from cartridge world as viking out of stock	£107.86	£17.98	£89.88	£107.86				
29/03/2018	Cheque	581	Viking	ink cartridges	£47.95	£7.99	£37.98	£47.95				
07/04/2018	Cheque	582	Viking	Printer toner	£47.06	£7.84	£39.22	£47.06				
07/04/2018	Cheque	583	K Pemberton	4 hours overtime	£40.00	£0.00	£40.00	£40.00	£410.06	£350.57	consultation questionnaires	£150.00
28/03/2018	Cheque	578	viking	stamps	£168.00	£0.00	£168.00	£168.00	£168.00	£168.00	postage	£175.00
											purchase OCSI reports	£121.50
									£0.00	£0.00		-£121.50
					£5,220.25	£272.39	£4,945.88	£5,220.25	£5,220.25	£4,945.88		£5,804.00

Note the invoices for the following 2 items arrived in April 2018 (the 2018/2019 financial year). All other costs in 2017/2018

07/04/2018	Cheque	582	Viking	Printer toner	£47.06	£7.84	£39.22	£47.06	£47.06	£39.22		
07/04/2018	Cheque	583	K Pemberton	4 hours overtime	£40.00	£0.00	£40.00	£40.00	£40.00	£40.00		

total grant	£5,804.00
total net spend	£4,945.88
difference	£858.12

Agenda Item 5

Planning application 18/1636C

Ryecroft Cottage, GREEN LANE, MOSTON, SANDBACH, CW11 3QG

Single storey rear extension comprising garage and utility room.

As stated the extension is at the rear of the property and would hardly be visible from the road.
Looking at our usual check list it would seem there are no issues whatsoever.

Local planning and national planning policies	No issues
Is there a negative impact on the neighbourhood...	No
Previous precedents.....	No
Road safety.....	N/A
Site planning history.....	No
accessibility.....	N/A
traffic.....	N/A...
roads and parking.....	N/A...
archeology.....	N/A
community plan.....	N/A
Other matters.....	None

Recommendation

Moston Parish Council have no objection to this application.

Agenda Item 6

Planning application 18/0083C

LAND EAST OF, WARMINGHAM LANE, MOSTON, MIDDLEWICH

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

Case Officer

Susan Orrell

Date Registered Committee Date

08-Jan-2018 04-Apr-2018

We commented on this application at the planning meeting on 6th February 2018.

The committee date has been shown as 4th April since early March.

I contacted Sue Orrell, the case officer on 18th April asking why the date for committee had not been changed and received the following reply.

Hi Dave

It is the subject of negotiations and I expect to receive revised plans. When it is a position to be determined at committee the date of that committee will be put on to the system.

Regards

Sue Orrell

Principal Planning

OfficerDevelopment Management

Not very helpful and the date is still showing 4th April instead of Date to be arranged.

She refers to Committee, this will be Strategic Planning rather than Southern because of the number of houses.