

## MOBBERLEY PARISH COUNCIL



Rajar Building  
Town Lane  
Mobberley  
Tel: 01565 872333  
Email:

Clerk@mobberleyparishcouncil.co.uk

www.mobberleyparishcouncil.co.uk

### Planning Meeting Minutes Wednesday 20<sup>th</sup> April 2022 at 7pm

I hereby give notice that the next **Planning meeting** of the Parish Council is planned for **19:00 Wednesday 20<sup>th</sup> April 2022**. Members of the public will have access to the meeting and can ask questions in the public allocated time but are unable to ask questions during the session. Should you have any questions please submit them to the clerk by Monday **18<sup>th</sup> April 2022**. The Meeting will be conducted by the Planning Committee chair Cllr. Unterhalter.

If you have any concerns with the below listed planning applications, you can contact Cheshire East Planning via their portal / letter/ [planning@cheshireeast.gov.uk](mailto:planning@cheshireeast.gov.uk) and record your views.

#### Attendees:

Cllr. Unterhalter  
Cllr. Gilks  
Cllr: Moss  
Cllr. Cookson

1. Apologies for absence: Cllr Bellamy, Cllr Swan
2. To note any declaration of interest (if any): None
3. To approve the minutes of Planning Meeting dated 21<sup>st</sup> March 2022: Approved.
4. Parishioners question time (**5 Mins per question**): non-Present
5. To discuss and comment on the following applications:

Planning No.	Location	Decision
22/0967M	Certificate of lawful proposed development for a single storey rear extension and single storey side extension in accordance with Class A of current GPDO - resubmission of application 21/4772M. THE SYCAMORES, KNUTSFORD ROAD, MOBBERLEY, CHESHIRE, WA16 7BL	No objection.
21/6204M	Conversion and extensions to existing commercial/equestrian buildings to create 3 new residential units. YARWOOD HOUSE FARM, WOOD LANE, MOBBERLEY, CHESHIRE, WA16 7NJ	Objection. This is out of keeping within the rural landscape and over development in the green belt with no special circumstances and an enlargement of the existing footprint.
22/1334M	Works to the existing shippon, including construction of a small infill extension, part replacement roof, new blackened vertical timber cladding, installation of septic tank and glazing (part retrospective). Lady Grey Farm, LADY LANE, MOBBERLEY, WA16 7NE	Objection. This is an inappropriate over development in the green belt with no special circumstances. If it is not a proposed business then why is there a need for a car park? The Parish Council is also concerned by the applicant undertaking

		works and then seeking retrospective planning consent.
22/1256M	Erection of a Timber Framed stable Block PARK FARM, HALL LANE, MOBBERLEY, CHESHIRE, WA16 7AF	No objection although the Parish Council would like to be certain that this is only ever to be for equestrian use.
22/1147M	Construction of 1 no. stable block and change of use of land to equestrian. Moss Lane Stables, MOSS LANE, MOBBERLEY, WA16 7BP	<p>Objection. Whilst the new application states it is identical to the approved application, 17/1876M, there are some differences and therefore reasons to object.</p> <ul style="list-style-type: none"> <li>• The application states that the unlawful access will be removed and a new one installed. This means removing lots of ancient hedgerow, both sides of the "new" access. There is no guarantee that this will be replaced elsewhere. The site already had a single existing access and the previous planning officer considered that it was satisfactory to serve the site with regards to width and visibility splay. Therefore, there is no need to grub out further hedge line.</li> <li>• The Parish Council would like to query why it is necessary to have a septic tank on site when there are no residential facilities proposed?</li> <li>• The application is confusing due to it being unclear whether the applicant is applying for personal use or use as a livery (and therefore business use) as the planning consultant refers to the development as a much</li> </ul>

		<p>needed livery for the area.</p> <ul style="list-style-type: none"><li>• The application advises that there is no contamination on site. The site was previously associated with an abattoir and therefore may have contaminated ground. Also, all the unlawful hardcore that is now on site could be contaminated. Cheshire East Council need to ask the applicant to provide a contamination report.</li><li>• The applicant needs to adhere to all the enforcement requirements before any further planning permission is approved. If Cheshire East are mindful to approve this application, there needs to be a condition in place on the permission that all enforcement works (including lifting the hard core as opposed to seeding over it) are carried out, to the full satisfaction of Cheshire East Council, prior to any further development taking place, in order to protect the openness of the green belt.</li><li>• The design statement also states that no residential accommodation is proposed and, therefore, if Cheshire East are mindful to approve, the Parish Council would ask this to be a condition.</li><li>• The Parish Council feel that this is a unique case, and one of the very few times that they are being asked to make comment on an application that</li></ul>
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		<p><b>also has an enforcement notice applied to it. This enforcement notice has been outstanding since 2019 and the Parish Council feel that until the enforcement notice is adhered to the application should be put on hold and not considered.</b></p>
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Next meeting: ...16<sup>th</sup> May 2022 at 7pm...

Meeting closed at pm.

Signed.....