

MOBBERLEY PARISH COUNCIL



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Planning Meeting Minutes Monday 20th February 2023 at 7pm

I hereby give notice that the next **Planning meeting** of the Parish Council is planned for **19:00 Monday 20th February 2023**. 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 Thursday **16th February 2023**. The Meeting will be conducted by the Planning Committee chair Cllr. Gilks.

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 and record your views.

Attendees:

Cllr. Gilks
Cllr: Moss
Cllr. Cookson
Cllr. Bellamy
Cllr. Swan

1. Apologies for absence: None
2. To note any declaration of interest (if any): None
3. To approve the minutes of Planning Meeting dated 16th January 2023
4. Parishioners question time (**5 Mins per question**): One member of the public was present to discuss application 23/0371M. The resident discussed the background to the site and the plans for it.
5. To discuss and comment on the following applications:

Planning No.	Location	Decision
23/0139S	EIA screening opinion - construction of a new access junction off Broadoak Lane and an access track from this point measuring approximately 850m to Knutsford WwTW, in addition to upgrade works within Knutsford WwTW. SEWAGE WORKS, KNUTSFORD ROAD, MOBBERLEY, CHESHIRE, WA16 7PS	Object. The Parish Council are disappointed to see how much green belt would be lost. This will cause harm and injury to the openness.
23/0167M	Proposed conversion of stables to kennels and doggy day care Ostlers House, OSTLERS LANE, MOBBERLEY, CHESHIRE, WA16 7LY	No objection.
21/3100M	Outline planning permission with some matters reserved - Residential development of up to 225 dwellings and a building for Class E use (formerly Class D1) (with access considered). Land East Of, LONGRIDGE, KNUTSFORD	Objection. The Parish Council concur with Knutsford Town Council's objection.

<p>23/0462M</p>	<p>Replacement dwelling The Old Surgery, CHURCH LANE, MOBBERLEY, WA16 7QX</p>	<p>No objection in principle, as long as there is a condition in place that requires the demolition of the detached garage and outbuilding before, or once, this new dwelling is built in order to preserve the openness of the greenbelt.</p> <p>We are also aware that there is already a planning application running alongside this one (22/4771M) for retrospective ancillary accommodation. If Cheshire East are mindful to approve this application, then the new current application should also be conditioned so that any temporary living in the ancillary building is ceased immediately upon completion of the main dwelling.</p>
<p>23/0371M</p>	<p>Full Planning Permission and Conservation Area Consent for development comprising demolition of existing metal clad storage barn, erection of single dwelling (designed and constructed as a self-build project); together with associated external works and landscaping (Resubmission of CEC Application ref: 22/1029m).</p> <p>Knolls Barn, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, WA16 7BN</p>	<p>Objection. The Parish Council object to this application.</p> <p>The proposed development seeks to construct a detached barn within the greenbelt and conservation area adjacent to a Grade II listed building.</p> <p>Development in the greenbelt is subject to stricter control and the policy focus is on preserving the openness of space, setting and rural character.</p> <p>The Parish Council are not satisfied that this development is limited infill and, as such, new buildings are deemed as inappropriate development within the Green Belt.</p> <p>We also add weight to refusal as no very special circumstances have been shown that would clearly outweigh the harm to the Green Belt by the applicant to support their application.</p> <p>As stated in our emerging Neighbourhood Plan, no</p>

		<p>strategic need has been identified to deliver housing beyond local needs in the Cheshire East Local Plan Strategy. One of the main responses from the consultations was that people value the open countryside setting and the natural environment of the parish and it is the aim of the Neighbourhood Plan that new housing development will remain of a scale and in locations appropriate to the rural location.</p> <p>We also believe that approval for this application will set a precedence on other metal clad barns and will lead to further applications for new dwellings within the greenbelt.</p> <p>Should Cheshire East Council be mindful to approve this application, we would ask that all Permitted Developments rights are removed.</p>
<p>23/0359M</p>	<p>Demolition of a storage building to be replaced by a 4 bedroom dwelling GRIMSDITCH FARM, DAMSON LANE, MOBBERLEY, WA16 7HY</p>	<p>Objection. The applicant has provided no special circumstances to support an agricultural barn being developed in the green belt. The site doesn't provide enough parking for a family home.</p>

Next meeting: ...20th March 2023 at 7.00 pm...

Meeting closed at 7.55 pm.

Signed.....