

MOBBERLEY PARISH COUNCIL



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Planning Meeting Minutes Monday 20th March 2023 at 7pm

I hereby give notice that the next **Planning meeting** of the Parish Council is planned for **19:00 Monday 20th March 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 March 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
Cllr. Jones

1. Apologies for absence: None
2. To note any declaration of interest (if any): Cllr Gilks – 23/0346M.
3. To approve the minutes of Planning Meeting dated 20th February 2023
4. Parishioners question time (**5 Mins per question**): non-Present
5. To discuss and comment on the following applications:

Planning No.	Location	Decision
23/0575M	SINGLE STOREY EXTENSION TO SIDE MEADOWCROFT, KNUTSFORD ROAD, KNOLLS GREEN, MOBBERLEY, CHESHIRE, WA16 7BJ	No objection.
23/0658M	Rationalise and reduce hardstanding (Driveway Realignment). Oak Hall Farm, HALL LANE, MOBBERLEY, CHESHIRE, WA16 7AH	Objection. Mobberley Parish Council remain sceptical regarding the true intentions of this barn. The applicant was granted planning permission for this barn in relation to a new beef fattening and sucker cow enterprise which was conditioned to be removed after the agricultural use ceased. The barn has never housed cattle and the removal condition has never been implemented.

		<p>Therefore, we are concerned that the applicant now wants to add a track up to the barn, with a "small avenue of trees" which gives the appearance of a residential entrance.</p> <p>Consequently, the Parish Council object to further destruction of the greenbelt by permitting additional hard standing/tracks which would be inappropriate development and is by definition harmful to the Green Belt.</p> <p>If Cheshire East are mindful to approve, we would ask that the barn is conditioned so that there is no residential use allowed and also that the applicant provides a revised layout plan which includes native hedgerows, as per the comments of Nature Conservation department.</p>
23/0703M	<p>Listed building consent for the scheme aims to remove the existing staircase and replace this with a straight flight of stairs. The walls supporting the current stair will be removed to open the ground floor accommodation, allowing for an open plan kitchen diner. A low-profile heritage roof light is proposed within the existing kitchen roof, The proposal also includes an update to the rear timber French doors, replacing them with a set of timber bifold doors, which open above a fixed window bench / seat. CORNMILL COTTAGE, PEPPER STREET, MOBBERLEY, WA16 6JL</p>	No objection
23/0702M	<p>The scheme aims to remove the existing staircase and replace this with a straight flight of stairs. The walls supporting the current stair will be removed to open the ground floor accommodation, allowing for an open plan kitchen diner. A low-profile heritage roof light is proposed within the existing kitchen roof, The proposal also includes an update to the rear timber French doors, replacing them with a set of timber bifold doors, which open above a fixed window bench / seat. CORNMILL COTTAGE, PEPPER STREET, MOBBERLEY, WA16 6JL</p>	No objection.
23/0723M	<p>Laying out and formation of a mánage for the exercising of horses, including perimeter fencing Edge View Farm, PADDOCK HILL LANE, MOBBERLEY, WA16 7DF</p>	No objection but the Parish Council would request a provision that no lighting be

		installed to negate light pollution.
23/0885M	Proposal to extend existing loft conversion over single storey garage/utility. FAIRWAYS, TOWN LANE, MOBBERLEY, WA16 7HW	No objection but the Parish Council do have concerns about the high-level glazing on the end of the property which the Parish Council would like to be opaque glazing in order to preserve the amenity of neighbouring properties.
23/0890M	Proposed replacement garage FAIRWAYS, TOWN LANE, MOBBERLEY, WA16 7HW	The Parish Council note that there are no measurements provided with the replacement garage. In order to make an informed decision the Parish Council need to know the height of the replacement garage and have confirmation that it is not of a greater footprint than the existing garage it is replacing. If it is not a direct like for like the Parish Council will have an objection.
23/0870M	Two storey side extension, revised front bay window and alterations resubmission of 22/4094M NEWINGTON, NEWTON HALL LANE, MOBBERLEY, CHESHIRE, WA16 7LQ	No objection.
23/0346M	Certificate of lawfulness. The Cedar Lodge, White Peak Alpaca Farm, Paddock Hill Lane, WA16 7DB	Objection. The Parish Council strongly object to this application. The Parish Council believe that Cheshire East Council have been investigating the unauthorised stables and industrial shipping containers for the last few years with the view that the applicants needed planning permissions or would possibly face enforcement action. On a visit to the site, Cheshire East Council advised that there was no evidence that the structures were related to agricultural purposes and did not contain agricultural paraphernalia, rather bits of rubbish. No doubt, for the purposes of this application, this

		<p>has now changed but it would be a mockery of the planning system to suddenly allow them to remain.</p> <p>The structures are particularly visible and can be seen from the surrounding footpaths and neighbouring properties and are more suited to an industrial location rather than a rural location.</p> <p>For this reason, they are harmful to the greenbelt and would result in an unacceptable detrimental impact upon the character of the area.</p> <p>The whole site is becoming overdeveloped with sheds popping up all over the place and the addition of stables only adds to adversely affect the openness of the greenbelt. There are no special circumstances to outweigh this harm.</p>
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Next meeting: ...17th April 2023 at 7.00 pm...

Meeting closed at pm.

Signed.....