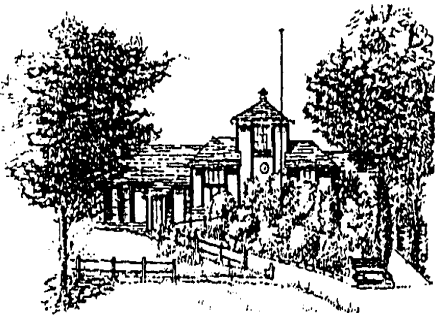


MOBBERLEY PARISH COUNCIL



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Planning Meeting Minutes Monday 21st November 2022 at 7pm

I hereby give notice that the next **Planning meeting** of the Parish Council is planned for **19:00 Monday 21st November 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 Thursday **17th November 2022**. 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. Swan
Cllr. Bellamy

1. Apologies for absence:
2. To note any declaration of interest (if any): None
3. To approve the minutes of Planning Meeting dated 17th October 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
22/4094M	Two storey side extension, conservatory, alterations and double garage NEWINGTON, NEWTON HALL LANE, MOBBERLEY, CHESHIRE, WA16 7LQ	No objection.
22/4172M	Proposed solar panels on the rear main roof pitch, single storey side extension and alterations to replace the existing external covered area. Woodside Cottage, NEWTON HALL LANE, MOBBERLEY, CHESHIRE, WA16 7LB	No objection.
22/4208M	Variation of condition 2 on approved application 19/4367M: Demolition of 3 existing buildings and erection of one dwelling EVEDINE COTTAGE, NEWTON HALL LANE, MOBBERLEY, CHESHIRE, WA16 7LL	No objection.

<p>20/3184M</p>	<p>Extension to existing dwelling and construction of detached garage MERRIEMOUNT, LEYCESTER DRIVE, MOBBERLEY, CHESHIRE, WA16 7QW</p>	<p>This has already been approved prior to the meeting.</p>
<p>22/2874M</p>	<p>Side and dormer extensions to existing Bungalow. 7, TOWN LANE, MOBBERLEY, CHESHIRE, WA16 7PY (new plans uploaded)</p>	<p>The old plans are still on the portal. They are identical to the previous ones.</p>
<p>22/4311M</p>	<p>Construction of 1 no. stable block and change of use of land to equestrian (resubmission of application reference 22/1147M). Moss Lane Stables, MOSS LANE, MOBBERLEY, WA16 7BP</p>	<p>Objection. MPC strongly object to this proposal. The application is located within the Green Belt where development is subject to stricter control and the policy focus is on preserving the openness of space, setting and rural character.</p> <p>This is an agricultural field in a rural green belt location which has permission for stables and equestrian use. This new application for brick and stone gate posts and high wooden gates is totally out of keeping for the entrance to a field with stables. The application shows no consideration for its rural position and it blatantly looks like the entrance to a dwelling which clearly is its intended future use.</p> <p>The applicant has no regard for the rural setting of this development which again is apparent by the fact that the applicant has now planted Leylandii trees in replacement of an ancient hedgerow. The hedgerow was on a bank which is a couple of feet high, the destruction of this has destroyed the wildlife habitat and further exacerbated the flooding issue on the field.</p> <p>Policy SD2 of the CELPS, states that all development will be expected to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness in terms of height, scale, form and grouping, choice of materials, and external design features.</p>

		<p>Policy SE1 emphasises the need for design quality and requires that development proposals make a positive contribution to their surroundings</p> <p>This application does not positively contribute to the areas character or surroundings and we ask that Cheshire East recommend refusal.</p>
22/4372M	<p>Variation of condition 2 on approved application 22/1352M: Proposal to extend existing property and to create two separate dwellings Holly House Farm, TOWN LANE, MOBBERLEY, WA16 7HR</p>	<p>No objection.</p>
21/0602M	<p>Remove existing stable and storage container and replace with new timber stables. Trough Field, Paddock Hill Lane, Mobberley, WA16 7DB</p>	<p>The Parish Council is unsure what this application is referring to because there are already stables on this site and have been since 2021. If it is referring to the stables that are already in situ then we have no objection. If it is referring to a further block of five stables then the Parish Council do object to this.</p>

Next meeting: ...12th December 2022 at 7pm...

Meeting closed at 7.30pm.

Signed.....