

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 12TH April 2012

PRESENT Councillor J Cornell (Chairman)
Councillors J Densem, A E Dickenson, and M Jones

APOLOGIES Councillor T Eatough

DECLARATIONS OF INTEREST

Members were invited to declare any interests which they had in any item on the AGENDA.
No declarations were made.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

The Committee considered a consultation document issued by Cheshire East Borough Council.

RECOMMENDED : That the Parish Council make the following observations:-

A Parish Plan was produced for Weston & Basford in March last year following a comprehensive survey which resulted in a response rate of 41% of the residents. It is explicit within this document that the Parish has been subjected to intense development pressures over the last decade, to the extent of which, in the judgment of our community, the physical infrastructure (roads, drainage etc.) is already overloaded beyond capacity. In this context we are unable to put forward any suggestions for further development within the existing village envelopes.

The Council's response to the Local Development Framework Place Shaping Consultation in September 2011 considered the potential for new development. The point was made that the Parish Council was not blind to the fact that the area needed to evolve and prosper in the future. Given the sheer size of Basford East it was considered that there may be potential for some additional housing within an attractive setting within this location

PLANNING APPLICATIONS

The Planning Committee considered the following Planning Applications:-

(i) 11/4514N Wychwood Park Hotel-Variation of Condition 1 on Planning Permission 10/3022N

RESOLVED: That no objection be raised to a further temporary Planning Permission.

(ii) 12/0974N 3 Winchester Court Weston – Single storey extension to side/rear of existing house.

RESOLVED: That the following observation be made:-

Whilst the Parish Council considers that no objection can be raised to the scale of the physical extension to the rear of the property, it does have a number of reservations about this proposal.

The details shown on the submitted plan for all intents and purposes indicate that this extension will in effect constitute what might be described as a “granny flat extension “ within the existing dwelling or a dwelling within a dwelling, albeit that no reference or justification is made/given on the application form as to what this is intended to be. The description is considered to be quite misleading.

This in area terms is a large dwelling within an extremely tight curtilage and the application in effect converts one of the two garages into residential. The question must be posed as to whether this will lead to increased comings and goings within this densely developed Court – an additional dwelling unit with one less parking space? Is this proposal within the original spirit of this high quality residential development? Will the amenities of the surrounding dwellings be adversely affected? Have the neighbours been approached?

The Local Planning Authority is requested to satisfy itself on these aspects before issuing any decision.

(iii) 12/01185 Snape Farm , Snape Lane Weston.-Renewal of Application Number P06/0386 Barn Conversion to eight dwellings.

RESOLVED: That no objection be made to this Application subject to the conditions previously imposed.

(iv) Basford West Variation of Condition 14

RESOLVED: THAT the following observations be made:-

The Parish Council notes the reason for seeking to vary this condition. Whilst accepting that in economic terms this is possibly a sustainable solution, the Council questions its environmental and social sustainability. A more detailed explanation and justification for this change is requested before any decision is made.

If at the end of the day the Local Planning Authority agrees to this variation, the Council wishes to receive an assurance in relation to the following points:

- That enforceable designated route from the site onto the primary road network be agreed, to avoid rat running and incursion of heavy vehicles onto the indigenous road network and country lanes within the parish.
- It is understood that the establishment of a "Basford User Group" to monitor detailed development proposals has already been agreed in principle and requested that this is now formally brought into operation and that this Council be invited to join that group.

CHAIRMAN