

WESTON AND BASFORD PARISH COUNCIL

MINUTES OF PLANNING COMMITTEE

HELD 17th SEPTEMBER 2021

PRESENT

Councillor J Cornell (Chairman)

Councillors J Chambers, J Densem and A Kiddie

1. DECLARATIONS OF INTEREST

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

2. APPOINTMENT OF CHAIRMAN

RESOLVED: That Councillor J Cornell be appointed Chairman to serve until the next Annual meeting of the Parish Council.

3. APPOINTMENT OF VICE CHAIRMAN

RESOLVED: That Councillor J Chambers be appointed Vice Chairman to serve until the next Annual meeting of the Parish Council.

4. MINUTES OF MEETING HELD 13TH FEBRUARY 2020

RESOLVED: That the minutes of this meeting be approved as a correct record and signed by the Chairman.

. PLANNING APPLICATIONS

(a) 21/4372D - Land to rear of 12 Cemetery Road Weston.

Discharge of conditions 5, 6, 7, 12, and 13 of application 17/2879N. Use of land for the stationing of caravans for residential purposes for one family gypsy pitch together with formation of hard standing and ancillary utility/dayroom, and the retention of existing permitted stables.

The Chairman reported that the following comments had been submitted in accordance with delegated powers:-

The Parish Council recognises that the discharge of conditions is regarded by Cheshire East as a technical matter for officers to decide and not one for Parish Council comment.

Given the local sensitivity of this case, however, the Parish Council urges the Local Planning Authority to have due regard to the following:

- **CONDITION 5 - LANDSCAPING AND MANAGEMENT PLAN:** It is considered to be totally unacceptable that the turfed areas are to be cut once annually. Also, that hedges are to be trimmed on a 2 /3 year rotational basis. This will result in an extremely scruffy site to the detriment of the amenities of nearby residents.
- **CONDITION 8 - LIGHTING:** If not very carefully controlled this can be extremely intrusive in so far as the residents fronting Cemetery Road at this point are concerned. No specification is given.
- **CONDITION 7 - FOUL AND SURFACE WATER DRAINAGE:** No details are given as to the connection into the main sewer in Cemetery Road - size of pipes, location of manholes etc.
- **CONDITION 12 - HOW STATIC CARAVAN IS TO BE DELIVERED ON SITE:** These details have not been satisfactorily given and therefore this condition is yet to be satisfied.

Should the Local Planning Authority be of a mind to accept the discharge of these conditions, which are very detailed and numerous (ranging from hours of operation and delivery during site preparation, as to how the static caravan is to be brought onto site), enforcement is of critical importance.

The Parish Council requests that any enforcement issue on this site is treated as a category 1 priority.

(b) 21/4574N - Land to the rear of 12 Cemetery Road Weston.

Erection of two dwellings.

RESOLVED: That the comments as set out in Appendix A to these minutes be submitted

(c) 21/4434N - Land to the West of David Whitby Way.

Reserved matters application proposing details of layout, appearance, scale and landscaping for the residential element (C3 use) of the outline development 15/1537N.

RESOLVED: That the comments as set out in Appendix B to these minutes be submitted

CHAIRMAN