



## Stainland and District Parish Council 16th Planning Committee Meeting Minutes

### Wednesday 16<sup>th</sup> October 2019 at 6.00pm at Stainland Library

**Present:**

Cllr Fieldhouse (Chair), Cllr Mullany (minute taker), A Foster & S Holdsworth.

Item	Item
19.P16.1	<p><b>Apologies and Reasons for Absence and Lateness</b>  <b>To receive apologies and approve any reasons for absence presented to the Council</b>  <i>Apologies were received from Cllrs Lee, Dixon &amp; Liddell</i></p> <p><i><b>It was resolved</b> to note all apologies and approve all reasons for absence.</i></p>
19.P16.2	<p><b>Public Participation Session</b>  <i>No members of the public attended</i></p>
19.P16.3	<p><b>To receive Parish Councillors' declarations of interest</b>  <i>No declarations of interest were received</i></p>
19.P16.4	<p><b>To :</b></p> <ol style="list-style-type: none"> <li>a) <b>accept the minutes of the 15th Planning Committee meeting of Stainland and District Parish Council held on Wednesday 25<sup>th</sup> September 2019.</b></li> <li>b) <b>for the Chair to sign &amp; date the previous minutes.</b></li> </ol> <p><i><b>It was resolved</b> to accept the minutes and they were signed by the Chair.</i></p>
19.P16.5	<p><b>To discuss the following Planning Applications:</b></p> <ul style="list-style-type: none"> <li>• <b>19/01156/FUL Redevelopment of site to form seven detached dwellings - 1 Jagger Green Hall, Jagger Green Lane, Holywell Green HX4 9DE</b></li> </ul> <p><i><b>It was resolved</b> to submit the following comment:</i>  <i>This is a significant development within the green belt and within setting of the listed Jagger Green Hall, a listed barn within its curtilage and two other listed buildings nearby. Proposals for demolition of the existing buildings and erection of 11 dwellings were previously granted outline approval and the Parish Council acknowledges that the existing site and agricultural buildings are unsympathetic to the listed buildings and their setting. However, given the location and topography of the site and the proximity of the listed buildings, the scale, design, materials and landscaping of the development will determine whether the development ultimately has a positive or negative impact, particularly in relation to the openness of the green belt and the setting of listed buildings.</i>  <i>At the time of this submission no detailed elevations of the proposed development as it would sit in the landscape (and in relation to the Hall and other listed buildings) were available to view. As a result the Parish Council can only record its concern regarding the potential scale of the proposed 4+ bedroomed houses, based on the building elevations alone. Given the site's topography, the impact on the openness of the green belt, the setting of the Hall and</i></p>

	<p>other listed buildings nearby and on views including on approach from Holywell Green and from open countryside/footpaths to the east, could be significant. Affordability of houses on this scale is also of concern.</p> <p>In relation to materials, the Parish Council is concerned that these are unsympathetic in the context of the listed buildings, particularly in relation to proposed blue slate roofing materials and tarmac hardstanding for courtyards where stone setts would be more appropriate. We endorse the comments of the Council's Conservation in relation to previous development on the site, when recommending stone/drystone walls in place of timber fencing, as proposed here to 1.8m.</p> <p>Access roads are narrow, substandard and with very poor visibility. The location's access to the M62 is promoted in the site marketing. The Parish Council would like to see public transport contributions pursued from the proposed development despite the location being recognised as unsustainable in transport terms (ie very poor access to public transport and no community facilities).</p> <p>In relation to wildlife and biodiversity we support a condition to protect bats and nesting birds, preventing demolition between 1<sup>st</sup> March and 31<sup>st</sup> August, and the submission of a scheme for biodiversity mitigation and enhancement.</p> <ul style="list-style-type: none"> <li>• <b>19/01153/LBC Revised site entrance proposal to previous planning approval 18/01456/FUL (Listed Building Consent) - Rob Royd Farm, Beestonley Lane, Stainland HX4 9PS</b></li> </ul> <p><b>It was resolved</b> to submit the following comment:  The Parish Council supports the restoration of the listed building, however, it does not support the current proposals for access for the following reasons:</p> <p>The proposals for new access involve incursion into green belt land to the north of the property. Locating the access here would both harm the setting and character of the listed building, notwithstanding the proposed screening, and set a potential precedent for future development proposed in the green belt.</p> <p>While the Parish Council appreciates the desire to maintain the features of the existing entrance on balance it favours the previously approved access arrangements involving modifications to the existing entrance which would result overall in less impact on the character and setting of the listed building and the green belt.</p> <p>We also have concerns regarding the highway implications of the proposed access location on Beestonley Lane and its proximity to the public footpath with its old stone steps/stile.</p> <ul style="list-style-type: none"> <li>• <b>19/01032/HSE Single storey extension to cottage - New Peel Castle Farm Cottage, Broom Hill Road, Sowood HX4 9LF</b></li> </ul> <p><b>It was resolved</b> that the Parish Council had no comment to make on this application.</p> <ul style="list-style-type: none"> <li>• <b>19/00931/FUL Timber stable block - Stubbing Farm ,Stubbing Lane, Greetland HX4 8NR</b></li> </ul> <p><b>It was resolved</b> that the Parish Council had no comment to make on this application.</p> <p><b>Action:</b> the clerk to log the comment on the planning portal as soon as possible.</p>
19.P16.6	<p><b>To agree a topic for an informal training session prior to the next Planning Committee meeting.</b>  This item was deferred to the next meeting.</p>
19.P16.7	<p><b>To receive any updates on planning applications previously commented on by the Parish Council</b>  This item was deferred to the next meeting.</p>
19.P16.8	<p><b>To review the amended Terms Of Reference before the Full Council meeting.</b>  <b>It was resolved</b> no amendments were to be proposed.</p>

Meeting closed at 8.00pm