

Sound and Broomhall Neighbourhood Plan

Meeting held at Broomhall Chapel Community Room

Thursday 25<sup>th</sup> July 2019 at 7 p.m.

Minutes

1. Welcome - 7 p.m.

Present :- A Shuker, P Griffiths, E Hollinshead, M Hartland, E Hartland, N Watson, B Leigh & D Lowe

2. Apologies

M Watson

3. Previous Minutes

The minutes of the meeting held on 4<sup>th</sup> July 2019 were confirmed.

4. Matters Arising From Previous Minutes

None

5. Treasurer Update

The grant submission requires banking details to be obtained from PC Clerk. Funds should then be released.

6. Planning Applications Update

It was noted that 32 Heatley Lane had been refused and Dairy House farm was approved.

7. Engage Cheshire Action

It was hoped to start engagement with Cheshire Action but it was decided to wait until the grant was fully agreed. The final details from the PC Clerk were required.

The project plan from CA was discussed and our proposed next steps.

Check that the link on the PC web page to the NP page is in place and working.

Check that our web page links to the PC and SADRA web pages.

Check that the NP is up to date with links to the Minutes of our meetings.

Start to plan the next questionnaire.

Start to plan a public meeting.

AS to collate and 'standardise' all of our draft policies in preparation to send to CA.

8. Draft Policies discussed  
AS Pollution - does it need to include smells ?
  
  9. Draft Policies discussed  
NW Roads - deferred to next meeting
  
  10. Other Policies, questions etc.  
None
  
  11. Items for the next meeting  
NW - Roads and Utilities update  
EH - Footpaths and PROW Policy  
PG - Natural Environment  
BL - Rural Character  
AS - Pollution Policy - 'smells'
  
  12. AOB  
None
  
  13. Date of Next Meetings  
Thursday 8<sup>th</sup> August at 7 p.m. in Broomhall Community Room.
- Meeting closed at 8.45 p.m.



REFERENCE - INFORMATION ON ITEMS RAISED DURING THE MEETING

Below is some information on parts of policies that were mentioned at the meeting

*Re Smells - from CELPS - the only instances of the word 'smell' in the document.*

Policy SE 12

Pollution, Land Contamination and Land Instability

1. The council will seek to ensure all development is located and designed so as not to result in a harmful or cumulative impact upon air quality, surface water and groundwater, noise, *smell*, dust, vibration, soil contamination, light pollution or any other pollution which would unacceptably affect the natural and built environment, or detrimentally affect amenity or cause

harm. Developers will be expected to minimise, and mitigate the effects of possible pollution arising from the development itself, or as a result of the development (including additional traffic) during both the construction and the life of the development. Where adequate mitigation cannot be provided, development will not normally be permitted.

2. Development for new housing or other environmentally sensitive development will not normally be permitted where existing air pollution, soil contamination, noise, *smell*, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

### Re size of extensions - percentage enlarged

Policy PG 6

Open Countryside

3. Exceptions may be made:

iv. for extensions to existing dwellings where the extension is not *disproportionate to the original dwelling*;

NOTE - IT DOESN'T DEFINE 'DISPROPORTIONATE' HERE, BUT IT IS ALSO MENTIONED AND DEFINED A BIT MORE IN THE 'GREEN BELT' SECTION OF CELPS. ( WE ARE NOT IN GREEN BELT AND SO THIS SECTION DOES NOT DIRECTLY APPLY TO US

Policy PG 3

Green Belt

Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.

3. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are

i. buildings for agriculture and forestry;

ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;

*iii. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*;

iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

I READ THAT AS MEANING THAT THE EXTENSION CAN BE 'THE SIZE OF THE ORIGINAL BUILDING' - i.e. The building ends up twice as big as the original ?