

# Betley, Balterley and Wrinehill Parish Council Planning Committee

31st October 2024

Commenced: 2.55 pm

Terminated: 3.20 pm

Present: Councillor Daly (Chair)  
Councillors Berrisford, Bettley-Smith and Karling

**There were no Members of the Public in attendance**

(For the purpose of the Minutes, Councillor Daly ensured that there was nobody waiting outside the room or on the car park who wished to join the meeting)

## 1. APOLOGIES FOR ABSENCE

Councillor Head submitted his apologies for absence at this meeting.

## 2. DECLARATIONS OF INTEREST

There were declarations of personal and prejudicial interests from Members of Committee on matters to be discussed at the Meeting.

## 3. MINUTES

The Minutes of the proceedings of the Planning Committee held on 25<sup>th</sup> July 2024 were approved as a correct record and signed by the Chair of the Committee.

(For the purpose of the Minutes, Councillor Bettley-Smith abstained from voting).

## 4. PLANNING MATTERS

The Planning Committee considered the following planning matters:-

- (i) Notification of Decision  
Planning Reference: 24/00487/FUL  
Location: Heppenstalls Old Road Wrinehill  
Proposal: Alterations and refurbishment of existing property including two storey front extension, single storey rear and side extension.  
Decision: Permit

### **RESOLVED**

**That the decision be noted.**

- (ii) Planning Consultation Reference: 24/00665/FUL  
Location: Meadowside Cottage Common Lane Betley  
Proposal: Two storey and single storey rear extension

### **RESOLVED**

**That the Parish Council raises no objection to this proposal, but the Borough needs to be satisfied that the volume increase is consistent with green belt and other policies.**

(For the purpose of the Minutes, this decision was unanimous).

## 5. DATE OF NEXT MEETING

Members noted that the next meeting of this Committee would be held on 23rd January 2025 at 2.30 pm, or at the rise of the Finance and Audit Committee (whichever was the earliest).

## **6. URGENT ITEMS**

The Chair was of the opinion that the following planning application should be considered as a matter of urgency due to time constraints.

## **7. PLANNING MATTER**

Planning Consultation Reference: 24/00741/FUL

Location: Checkley Grange Checkley Lane Wrinehill

Proposal: Proposed replacement garage and new side extension

Given the history of this site, with a mixture of householder developments and permitted developments, where permitted development rights may have been exceeded and could be exceeded by the current application, the Planning Committee considered that, despite reading the Householder Development Statement and having some knowledge of the site, the Planning Committee was unable to validate the statements made in the document.

## **RESOLVED**

**That the following concerns be submitted to the Planning Authority:**

- 1. The Parish Council is concerned at the volume of increase given historic extensions that have taken place on the original site and on the original house, which may not therefore be acceptable in planning policy terms.**
- 2. That the front boundary of the premises has been extended into the highway by at least 0.5m. The Parish Council is concerned that this has reduced the width of the highway and may impact on the location of the garage. Restoration of the original boundary with the highway in its original location should be a planning condition in any planning permission.**

**On that basis, the Parish Council has no alternative but to object to the proposal. (For the purpose of the Minutes, this decision was unanimous)**

**Furthermore, because of the uncertainty surrounding the extensions and compatibility with planning policy and the incorporation of highway land into the curtilage, the Parish Council considers that this is an application that the Borough Councillor may wish to 'Call in' so the matter can be fully and properly examined in public.**