

Southern Planning Committee

Updates

Date: Wednesday 27th September 2023
Time: 10.00 am
Venue: Council Chamber, Municipal Buildings, Earle Street, Crewe
CW1 2BJ

The information on the following pages was received following publication of the committee agenda.

5. **22/2471C - LAND SOUTH OF, DRAGONS LANE, MOSTON:** Change of use of land to use as residential caravan site for one gypsy family with two caravans, including construction of access road, laying of hardstanding and erection of amenity building (Pages 3 - 4)

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APPLICATION NO: 22/2471C

PROPOSAL: Change of use of land to use as residential caravan site for one gypsy family with two caravans, including construction of access road, laying of hardstanding and erection of amenity building

ADDRESS: Land South Of, DRAGONS LANE, MOSTON

APPLICANT: Mrs Emily Hearn

CONSULTATION RESPONCES

Moston Parish Council:

- Concerns raised that a condition has not been proposed stating that no vehicular access is taken through Thimswarra Farm site.
- Concerns that the site layout will not be as shown on the plan and that the residential units will be placed within the HSE inner zone
- All the fence panels have been removed between the application site and Thimswarra farm in recent weeks.

OFFICER COMMENT

It is not considered necessary to add a condition which states that vehicular access should not be taken from Thimswarra Farm, as this in itself would require planning permission to change the use of the land. A condition is listed which relates to the approved plans and the application should be implemented in full accordance with the approved plans otherwise the development will be in breach of the conditions.

Similarly, HSE have not objected to the proposal which is partly within the inner zone of the HSE consultation zone. As set out in the main officer's report HSE considered that the location of the residential development will be outside the inner zone and the approved plans would related to the layout as proposed. This is the same as the previously approved plan on the site which the Planning Inspector approved under 16/0962C.

Whilst the fence panels may have been removed from the boundary with Thimswarra Farm, the application must the determined as proposed. The plans show the access taken from Dragons Lane, and it has been recommended for approval in relation to the plans as proposed.

RECOMMENDATION – Approve subject to Conditions as set out in the main officer's report

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