

# CHESHIRE EAST COUNCIL

## SOUTHERN PLANNING COMMITTEE

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**Date of meeting:** 2<sup>nd</sup> September 2015  
**Report of:** David Malcolm – Head of Planning (Regulation)  
**Title:** Land to the east of Hermitage Lane, Goostrey

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## UPDATE REPORT

### 1.0 Planning Balance

- 1.1 It is considered that the impact on the efficient working of Jodrell Bank is an important consideration in the overall planning balance and in the determination of whether or not the proposal is sustainable.
- 1.2 As such it should be referred to in the first reason for refusal which deal with the planning balance, as well as being a stand-alone reason for refusal.
- 1.3 It is therefore considered that the first reason for refusal should be rephrased as set out below.

### 2.0 Amended Recommendation

- 2.1 To agree to the part withdrawal of the reason for refusal 1 in respect of housing land supply and to instruct the Head of Planning (Regulation) not to contest the issues at the forthcoming Appeal. The appeal will still be contested on open countryside and Jodrell Bank grounds. The appeal will be defended on the following grounds:

1. *The proposed residential development is unsustainable because it is located within the Open Countryside and Jodrell Bank Consultation Zone, contrary to Policies PS8, PS10, GR5 and H6 of the Congleton Borough Adopted Local Plan First Review 2005, Policy PG5 of the emerging Cheshire East Local Plan Strategy – Submission Version and the principles of the National Planning Policy Framework. These policies seek to ensure that development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and that the efficiency of the Jodrell Bank Radio Telescope, in terms of its ability to receive radio emissions from space with a minimum of interference from electrical equipment is maintained. As such it creates harm to interests of*

*acknowledged importance, including the landscape and the efficient working of Jodrell Bank.*

- 2. The proposed development would have an adverse impact upon the efficient operation of the Jodrell Bank Observatory. As such, the proposal is contrary to Policy PS10 of the adopted Congleton Borough Local Plan First Review 2005 and Policy SE14 of the emerging Cheshire East Local Plan Strategy – Submission Version.*