

SOUTHERN PLANNING COMMITTEE 31st March 2021

UPDATE TO AGENDA

APPLICATION NO.

20/5783C

LOCATION

Land adjacent to 51 Main Road, Goostrey

UPDATE PREPARED

29th March 2021

Pre-Application Advice

The agent for the applicant has referred to the pre-application advice that they received prior to the submission of this planning application. The agent has referred to the Councils webpages which state that pre-application advice *'will be considered by the Council as a material consideration in the determination of the future planning related applications'*.

The advice given at pre-application stage states that

'it is also deemed that the provision of 500sqm of office space, not largely dissimilar in scale to the residential proposals, would be acceptable. Although strictly deemed contrary to Open Countryside policy, as with the residential scheme, it would represent less development than the refused 6 dwelling scheme deemed to be acceptable in Open Countryside terms by the Planning Inspector'

The pre-app response then notes that the conclusions are still dependant on the acceptability of the other elements of the application proposals, most notably in this case, the Jodrell Bank impact. The pre-app then states that the response *'represents the informal opinion of a planning officer and does not constitute a formal determination under the Planning Acts'*.

Although not specifically referred to within the Committee Report the contents were considered by the case officer. An assessment has been undertaken against the Development Plan Policies and the conflict with these policies is not outweighed by any material planning considerations.

RECOMMENDATION

There is no change to the recommendation.