

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath
Telephone - 01565 722762

Chairman - Chris Hurst
Vice Chairman - Kathy Doyle

Minutes of meeting held at 7.45pm on Tuesday 23rd April 2013 at Over Peover Methodist Church, Cinder Lane.

Present: Chair of the meeting Chris Hurst, Kathy Doyle (KD), Gordon McGrath (GM), Peter Clarkson (PC), Tracey Byerley (TB), Sheila Read (SR), Robin Lindsay (RL), Trevor Cornish (TC), George Walton and Lindsey Whitehead.

13.42 Apologies for absence: Iain Nichol, Graham Bastin.

13.43 Report from Knutsford Rural Policing Lindsey Whitehead reported to the meeting that the SID ad been deployed along Stocks Lane. Other than that there were only two incidents to report and these were two reports of a silver pickup truck selling power tools out of the back of them. There had also been a road traffic collision on the A50 near Severn Sisters in which a cyclist had been injured. PCSO Whitehead also reported to the meeting that the Driver engagement days with local schools have been stopped and so not a possibility, however if they restart she will keep the parish council informed.

13.44 Declarations of Interest in any agenda item: RL Application 13/0783M

13.45 Parishioner's Question time - Three members of the public were in attendance and wanted to read a statement regarding application 13/0783M at 8, Cheshire Row.

Application 13/0783M for 8, Cheshire row, stocks lane is a proposal to build a dining room at the rear of the property and a large bay extension at the front of the property.

I am sure I do not need to explain to anyone here that the well-known and historic Cheshire Row Cottages are a well-loved feature of Over Peover Village. The residents of Cheshire Row strive to maintain the cottages and gardens to a high standard and therefore you can imagine the great concern of the neighbours that the owners of 8, Cheshire Row have applied for planning permission to build these extensions to this cottage which was originally the old pub/brewery.

The extension at the rear of the property is a problem for us, Mr & Mrs Byles, as adjoining neighbours as the back garden to No 8 was excavated by the present owners from a raised garden (as ours still is) down to a courtyard. We now look down into the courtyard of No 8 which is to say the least, not good and if the rear extension goes ahead we will be looking onto quite a large dining room area with large windows looking straight up at our back garden.

However it is of course the front elevation that is of such great concern to the residents of Cheshire Row. Councillors will see from the plans that it is more like an extension to the property with a door on the right elevation and two windows on the left side elevation looking down Cheshire Row. This would be a loss of privacy to the frontage of the rest of the cottages and would be on top of our own front door at No 7. The so called Bay window is very much larger than the existing bay window and is more like an extension to the front of the cottage. It

is absolutely not in keeping with the row of cottages -in fact it would ruin the visual amenity both of the residents of the cottages and the village as a whole.

Cheshire Row is recommended to become a conservation area in the local village plan and so of course anything done to the frontage of the row would be against this proposal.

Finally, although we realise that covenants are not taken into the consideration of planning applications councillors will be interested to note that there are some covenants in all the deeds of the Cheshire Row properties stating that any change to the frontage of the cottages must be agreed by the residents of the cottages.

We do hope that our comments on the planning application will be taken into account by the parish council when considering their response.

Thank you very much.

GW commented that he has tried to call this in to committee but has been advised that it would be recommended for refusal and so will be a delegated decision.

The Chairman thanked the residents for their representation and thanked them for making their representation to the council; the council would consider their comments when considering the application.

13.46 To approve the Minutes of the last Meeting on 24th March 2013. -the minutes were altered to include the Chairman, then agreed and signed as a correct record.

13.47 To discuss matters arising from the last meeting, not already covered in the agenda - Speed watch team, is to be followed up by the clerk with Chris Sherlock.

The dates for the meetings for the next twelve months were agreed and will be published on the village website.

13.48 Report from Cheshire East - GW reported that his final months as mayor are still busy. Also to report that Kim Riley, CE interim chief Executive will be standing down and interviews have taken place for his replacement.

GW also mentioned that Cheshire is a world renowned centre for innovation with the work that is taking place at Jodrell Bank. 10 countries are working together on a 3 year long world centre of innovation there.

13.49 Planning

13/0783M - 8, Cheshire Row (*RL left the meeting*)

The proposed 'bay window' extension is not appropriate for the area. The Over Peover Supplementary planning document (adopted by Cheshire East 2011) Policy DC2 states that proposals to alter and extend buildings should meet criteria in DC1. This being that the overall scale, density, height, mass and materials must be sympathetic to the Character of the local environment. In addition proposals should respect the existing architectural features of the

building. This proposal will not be sympathetic to the character of the building which is the end of a row of cottages, all similar in nature.

The parish council therefore object to this proposal on scale and the overall visual effect it will have to the neighbouring property. The design of the bay window also impinges on the privacy of the neighbouring properties as the windows to the side of it overlook the neighbours. Policy H13 states that the development which would adversely affect the Character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted. To this end the parish council have had representation from neighbours who strongly object to the overbearing nature of the rear extension. This extension will overlook gardens and lead to a lack of privacy. Therefore the council would like this application refused.

RW re-joined the meeting

13/1265M - Tree Tops Building Yard, Providing the neighbours have been informed of the plans the parish council have no comments or objections to make.

13/1653M Land at Roadside Farm

The Parish council has had representation from a number of residents regarding this application, all of whom have property adjoining the location of the application. The concerns of the residents echo those of the parish council.

1. The land was purchased in April 2010 by CRJ Services, who are a Firm who deal in waste and recycling equipment hire and services.
2. Given the planning history of the applicants other property (Brook house Farm, Allstock) and the application for Green Waste Composting facilities (Cheshire West and Chester 09/02570/WAS), as well as an application for a similar agricultural storage shed (Cheshire West and Chester 12/01812/FUL) the council are concerned that this may be a thinly disguised attempt to ultimately locate a larger business on this parcel of land.
3. The owner has already undertaken work on site in altering the gateway and the laying down of a substantial roadway and yard, stated in the application to be already existing, but has been done since the applicant purchasing the land in 2010. Was this work lawful?
4. These works have compromised the habitat and protected species survey as they refer to the site being laid mainly to hard-core.
5. The justification for the shed as laid out in the design and access statement is fabricated as to each of the neighbours certain knowledge there has been and is no crop rotation on this block of land for at least 30 years, in fact a great section of the land is marsh and would not sustain such a rotation.
6. The limited grassland production that this land is capable of is such that it can be stored without a shed in plastic wrapping.
7. The applicant does not farm the land at present but does use the existing shed for a purpose not tied to this parcel of land. The Parish council note that in this application the storage of agricultural equipment is proposed but would like to make the point that currently the existing shed is being use for the unauthorised storage of Commercial non-agricultural recycling equipment.
8. There would be significant visual impact to the neighbouring properties and to the public footpath.

9. Section 2.7 of the Design and Access Statement states that the building floor space will be 464m². Section 3.2 states that the proposed building will be 36.8m long x 21.33m wide. This gives a floor space of approximately 785m² which is 70% more than stated in section 2.7. What size of building is proposed?

10. This area of the A50 is a particular accident black spot and increased heavy traffic and turning into oncoming traffic is likely to be very dangerous.

Therefore for these reasons the parish council strongly object to the application and ask that the planning authority turn it down.

13.49.01 Planning Decisions

13/0169M - Roshven - - App W/C

12/3873M - Woodend Nursery - REFUSED

13/0241M - Dog Inn - App W/C

13/22M - AppleTree Cottage - App W/C

13/0633M - Oakfield House - app W/C

13.50 CHAIN -High Court appeal set for 1st May at Manchester.

13.51 Housekeeping, Repairs and Maintenance - War Memorial to be cleaned by TC once he is back to full fitness. **13.51.01 Clerk to contact Keith White asking him about replacing the posts around the memorial.**

No 27 bus has been reinstated by a new company; however there is disappointment that the new time table is only running on a two hourly basis and not hourly as previously run.

13.51.02 Clerk to contact the company, Barclays and highways to reiterate the disappointment at this and point out that Barclay's coaches are taking revenue from the public bus and therefore have contributed to the failure of the public service.

The newsletter is to be priced to be printed in A3. **13.51.03 the possibility of printing via the David Lewis centre is to be explored to save cost.**

13.52 Highways -A50 speed reduction has been delayed as Cheshire West and Chester want to extend the reduction through Allostock. The Chairman has written to express disappointment again and reported the accident on the 22nd April 2013. The siding out of the footpaths has been done.

The Peover Superior sign is leaning and in need of attention, **13.52.01 clerk to rise with Simon Davies.**

The council has received a Q& A on potholes and notes that the time for repair is 5 days on rural roads.

The meeting awaits the publishing of the LAP highways list.

13.53 Finance -

The following receipts and invoices were approved for payment CH/PC

Clerks Fee & Expenses	Mrs E McGrath	£336.00
HMRC PAYE		£84.00
St Lawrence's Church	Grant to Churchyard	£200
Over Peover Methodist Church	Room Hire & Grant to church yard	£115.00
ChALC - Affiliation Fee		£166.50
CCA	Membership and entry fee for Community Pride Competition	£48
Samuel Smiths Brewery	Way leave for bus shelter 2013	£0.12
Came & Co	Insurance	£288.05

13.53.01 - The council approved the year-end figures as detailed in the Accounting statements for the External Auditor and the bank reconciliation.

Balance per Bank Statement (28 March 2013)			£4,721.32
Less: Unpresented cheque:	100738	£15.00	
	100739	£131.95	
less cq receipt			£40.20
	Sub-total	£146.95	-£106.75
Balance	Agreed as per cashbook (31 March 2013)		£4,614.57
Add: Investment			£114.03
Total cash and investments			£4,728.60
Analysed:			
Parish Council			£4,614.57
Investment			£114.03
			£4,728.60

13.53.02 - The council approved the annual governance statements for the year 2012/13.

13.54 Updates

Village Hall - Nothing new to report since last meeting.

13.54.01 **Broadband** - The BT contract for the roll out is to be issued at the end of April but how far the roll out will go is yet to be published.

13.55 Correspondence -

- SHLAA - Call for land for housing, particularly brownfield sites
- QLC Survey - Completed by the Chairman
- Holmes Chapel Neighbourhood Plan consultation invitation
- Came & Co Play equipment inspection service
- Email from Gerry Hart re Old Fire Station - Hoping to put planning in ASAP. This building is of historic value but without a use difficult justify the cost of repair. Council to await plans before commenting.

Meeting ended 09.30 p.m.

NEXT MEETING 7.45 PM ON 28th May 2013 AT OVER PEOVER METHODIST, CINDER LANE, OVER PEOVER.