

# PEOVER SUPERIOR PARISH COUNCIL

Clerk - Liz McGrath  
Telephone - 07973681226

Chairman - Kathy Doyle  
Vice Chairman - Vacant

<b>Minutes of meeting held at 7.45pm on Tuesday 24<sup>th</sup> April 2018 at Over Peover Over Peover Village Hall, Stocks Lane.</b>		
<b>Present:</b> Kathy Doyle (KD), Vicki Irlam (VI), Sheila Read (SR), Susan Mills (SM), Jayne Rudd (JR), David Clarke (DC), and George Walton (GW)		
		<b>Action</b>
<b>18.37</b>	<b>Police report:</b> the police were not in attendance	
<b>18.38</b>	<b>Parishioners' Question Time:</b> None	
<b>18.39</b>	<b>Apologies:</b> Phil Welch, David Irlam, John Hehir	
<b>18.40</b>	<b>Declarations of Interest:</b> None	
<b>18.41</b>	<b>To approve the Minutes of the last Meeting on Tuesday 27th March:</b> the minutes were agreed and signed as a correct record.	
<b>18.42</b>	<b>To discuss matters arising from the last meeting, not already covered in the agenda:</b> Best Kept Village -works to be undertaken are the painting of the Bus Shelter and a quote has been received for work to remove dead wood from trees on parish field. No response as yet from Peaks and Plains regarding the planting of a Christmas tree. The comments for Radbroke application were submitted and highways contacted. The GDPR policy will be completed and circulated to members ahead of the meeting in May.	VI, DC  Clerk   Clerk
<b>18.43</b>	<b>Housekeeping and Maintenance</b> <ul style="list-style-type: none"> <li>• <b>Update on Village Hall Steering Group</b> – No report</li> <li>• <b>Code of Conduct</b> – moved to next meeting due to no copy available yet.</li> <li>• <b>War memorial</b> –moved to next meeting, however works are underway, some cleaning has taken place.</li> <li>• <b>Litter Bin, Well Bank Lane</b> -has been installed, the bin by the noticeboard opposite the school has no lid, therefore litter leaves the bin! Solutions of a wooden cover etc are to be looked into. Placing a litter bin on the playing field is also to be investigated.</li> </ul>	KD  DC  Clerk
<b>18.44</b>	<b>Finance:</b> <b>Receipts and Payment Report and Bank Reconciliation:</b> were presented to the meeting and accepted.	Clerk

	<p><b>Annual return and statements of Governance.</b> – These are to be reviewed before being presented to the meeting in May.  <b>Mandate</b> to be completed and returned to the bank</p>	<p>SM JR, PW</p>
<p>18.45</p>	<p><b>Planning:</b>  <b>Update on Neighbourhood Plan:</b></p> <p><b>Neighbourhood Design Guide</b>  The Steering Group engaged Urban Imprint of Macclesfield on the production of a Neighbourhood Design Guide. All of the documents are now complete and have been uploaded to the Neighbourhood Plan section of the Village website.</p> <p><b>Funding</b>  The funding we received from Locality required us to produce a completion report with copies of invoices. This has been completed although we have some surplus funding left in the Parish Council bank account. We await any request for any surplus to be returned. We should also attempt to recoup the VAT element.</p> <p><b>Preparation of Draft Neighbourhood Plan</b>  The team has spent several days with Tom Evans at CEC working on the framework for the Neighbourhood Plan. This has proved to be very valuable to the team. The work has shown that we will probably need to undertake further assessments on traffic management and biodiversity. In addition we will need the assistance of an external consultant to help finalise the draft plan and complete the mandatory consultation statement and basic conditions statement.</p> <p><b>Meetings held and planned</b>  w/c 16th and 23rd April – Meetings with Tom Evans to begin scoping of Neighbourhood Plan document and derivation of further underpinning information held by CEC.  w/c 23rd April – Meeting with ARCA on possible traffic management study.  Further meetings with the Parish residents are being considered to further engage residents in the process. The exact form of these meetings will be decided after the meetings with Tom Evans.</p> <p><b>To consider Planning Applications</b>  The Parish Council had an objection to make on the following application  18/1818M – Beechcroft, Boundary Lane</p> <p><b>PLANNING CONTEXT</b></p> <p><b>OVER PEOVER SUPPLEMENTARY PLANNING DOCUMENT – July 2011</b></p> <p><i>4.1.1 The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).</i></p>	<p>PW</p>

4.3.5 Policy H13 states that 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.

#### **OVER PEOVER NEIGHBOURHOOD PLAN**

Over Peover, in the context of developing a Neighbourhood Plan, has commissioned a Design Guide, informed by the results of a recent survey of residents' views on future development within the village. The design guide is available on the village website ([overpeover.com](http://overpeover.com)) and the relevant extracts are reproduced below.

#### **DESIGN GUIDE**

##### *Extensions and Remodelling*

3.48. Extensions to and remodelling of existing buildings should be limited in scale to avoid an overbearing impact on neighbouring properties. As a general rule extensions should be subservient to the original building with its front elevation set back from the principal elevation of the main dwelling and roof lines subservient to the height of the existing roof. The character, form and scale should follow the pattern of the original and nearby buildings. Privacy is to be respected and planning rules regarding overlooking and loss of amenity should be strictly observed. Where appropriate brick banding and stone detail should be used to complement design features of the existing building

3.49. Exceptions may be acceptable where contemporary design is promoted and a high standard of design, materials and detailing can be demonstrated. Where a contemporary or contrasting design approach is adopted the scale and massing of the original building should be respected and the proposal must respect existing scale, form and patterns within the streetscene.

#### **THE PARISH COUNCIL'S COMMENTS ON THE APPLICATION**

The Parish Council wishes to object to the application.

This application seeks consent to link the existing dwelling to a large single storey building for which a lawful development certificate has been granted.

If granted, the enlarged dwelling would have a very substantially increased width, which would adversely affect the proportions of the pair of semi-detached cottages, of which Beechcroft forms a part.

The adjoining building, Hoot Cottage, has been extended but the design and disposition of the extensions respects the street scene and the scale of a pair of cottages.

In 2012 a planning appeal in respect of a refusal of planning permission for Hoot Cottage, (Ref: 12/4072M, Planning Appeal Ref: APP/R0660/D/13/2192176) was dismissed for, among other reasons:

*7.....The scale and appearance of the dwelling would be significantly altered. The extension would form a prominent addition to the house, which forms part of an isolated small group of dwellings that does not amount to a ribbon of development.*

*8. The extension would amount to a disproportionate addition and would constitute inappropriate development, contrary to national policy and to the development plan. The increase in the massing of the building would also have an adverse effect on the openness of the Green Belt. The original character of the house as a relatively modest rural cottage would be further eroded by the proposal.*

*9. ....[the proposal] would not reflect the adjoining cottage, but would serve to imbalance the pair.*

Despite the differences between the two applications, the principle enunciated by the Planning Inspector, that the development should not be a disproportionate addition which would have the effect of imbalancing the pair remains valid.

The location of the proposed extension, which closely follows the existing frontage, maximises the impact of the proposal, when viewed from Boundary Lane. The Planning Statement argues that a small link between the existing house and the approved CLOPUD outbuilding should be permitted because it closely follows the scheme approved on appeal for Dickens Farm (Ref: 16/4137M Planning Appeal Ref: APP/R0660/D/16/3163338) Beechcroft bears little resemblance to Dickens Farm, which is a very substantial detached dwelling.

The inspector's reasons are significant. Although he concludes that that the the proposal is inappropriate development he finds that there are very special circumstances, including:

- The link between the house and the leisure building would be at the rear.
- The site and buildings at Dickens Farm are surrounded on three sides by land in the appellant's ownership and the appeal proposal would not be visible from outside of the site.
- The fall of site levels and relative height of the various buildings also help to mitigate the impact of the proposal.

In conclusion, the comparison between the Dickens Farm appeal scheme and the Beechcroft proposal is largely invalid. The Beechcroft proposal is prominent when viewed from Boundary Lane, it dramatically increases the frontage of the pair of modest semi-detached cottages, imbalancing the pair to the detriment of the adjoining property, and would conflict

	with the policies of the SPD, 4.1.1. and with the recently commissioned Over Peover Design Guide.  . <b>To consider Planning Decisions:</b> decisions were reported to the meeting	
<b>18.46</b>	<b>Highways:</b> Wellbank Lane issues have been highlighted to highways by Cllr Walton. The Flooding has been again reported to United utilities by The clerk, Highways and VI. <b>Speed watch</b> – in hand	JH, JR
<b>18.35</b>	<b>Correspondence:</b> a list was circulated to the meeting and is attached to the minutes.	Clerk
<b>18.36</b>	<b>Items for the next agenda:</b> Best Kept Village Noticeboards  Meeting ended at 20.50	
NEXT MEETING 7.45P.M. TUESDAY 29 <sup>th</sup> MAY AT OVER PEOVER VILLAGE HALL.		