

PEOVER SUPERIOR PARISH COUNCIL

Clerk - Shareen Worthington
Telephone - 01625 861101

Chairman - Kathy Doyle
Vice Chairman - Phil Welch

Minutes of meeting held at 7.45pm on Tuesday 25TH September 2018 at Over Peover Village Hall, Stocks Lane.

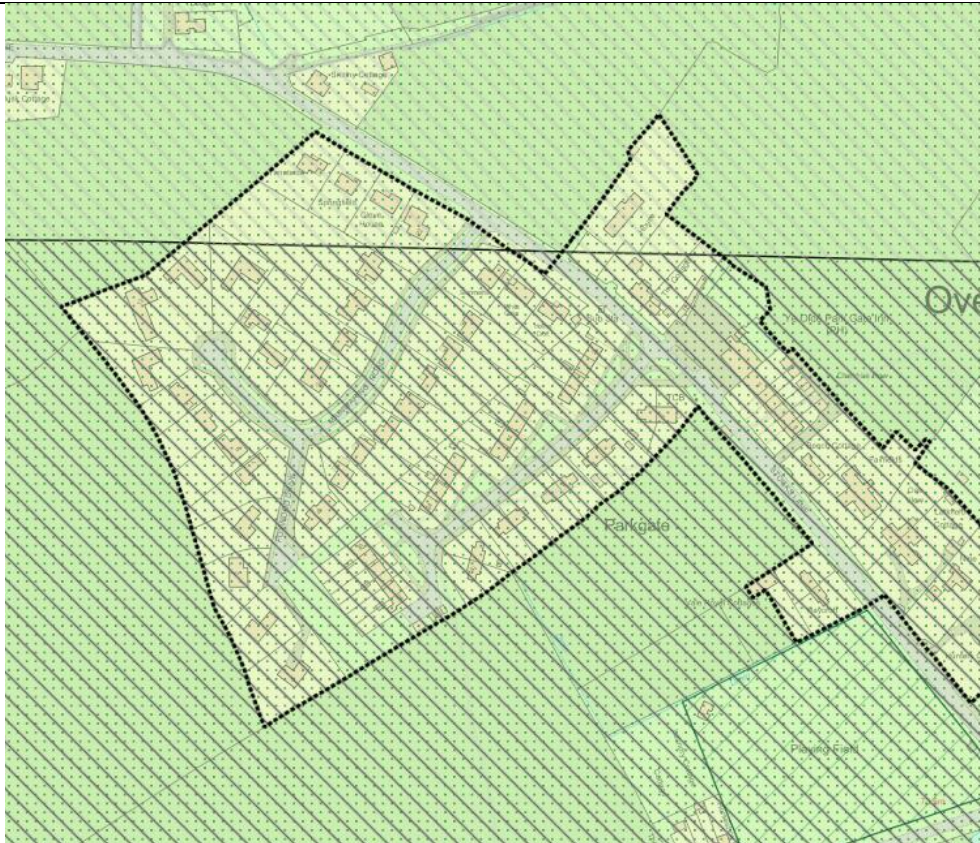
Present: Kathy Doyle (KD), Phil Welch (PW), David Clarke (DC), Vicki Irlam (VI), John Hehir (JH), Sheila Read (SR), George Walton (GW) and the clerk

Members of the Public: Two

		Action
18.89	Questions or Items from the Public: Representation was made by a neighbour of the proposed conversion to Bate Mill on Batemill Lane. Concerns raised were the risk of flooding, the scale of development and the number of vehicles on the unsighted bend.	
18.90	Apologies: Cllrs Jayne Rudd, David Irlam and Susan Mills	
18.91	Declarations of Interest: None	
18.92	Approval of Minutes from the last meeting on Tuesday 24th July 2018: The Minutes were agreed and signed as a correct record	
18.93	Matters arising from the last meeting, not already covered in the agenda: None	
18.94	Gawsworth and Chelford Police: It was noted the Clerk had circulated the August Police Report via email prior to the meeting. Cllrs Clarke and Walton to attend the Ward Cluster Meeting at Congleton Police Station on 26 th September. An update on the speed gun issue was requested. PCSO Julia Short to consider possible sites in early October. The Members all agreed the area between Peover Superior School and Radbroke would be the most desirable.	DC GW
18.95	Housekeeping and Maintenance: <ul style="list-style-type: none"> • Review of Standing Orders and Financial Regulations - Standing Orders were approved and the Financial Regulations were postponed until the next meeting • Personnel Meeting and Personnel Committee Report - 	

	<p>The Members welcomed the newly appointed clerk, Shareen Worthington. The Chair announced the previous clerk, Liz McGrath, had been involved in a serious car accident. The Members were saddened by the news and wished her a speedy recovery.</p> <ul style="list-style-type: none"> • Newsletter - Proposed content for the newsletter was discussed. The clerk to ask the school to provide details of forthcoming school events. Cllr Vicki Irlam to provide details of church events and the Chair to provide names from the War Memorial engraving. Village Hall events and a reminder about the Adopt a Road Scheme also to be included. Newsletter to be circulated in October. • Parallel Bars – Repair - The company who originally installed the bars have inspected and repaired them. They also repaired the rope on the trim trail bars free of charge. The Members gratefully acknowledged the new goal posts donated by Mr Stobart. • Village Hall - The recent Curry Night at the hall was a huge success with a significant sum raised. A Pie and Peas Night to be held on 16th November and either an Opera Dudes or Burns Night event in January. It was noted at the recent Village Hall Sub-Committee that the WI voted significantly in favour of progressing with a new hall. Certain legal issues need resolving. Also a Trust Deed, which was drawn up in 1982 to enable public grants to be made to the village hall cannot be located at this time. Cllr Welch put forward a proposal regarding future ownership of the hall which the PCC and WI will consider. • Cleaning of War Memorial - Mr Robert Ball, a resident of the village, has undertaken the work of designing and replacing the posts and chain fencing round the War Memorial with specially fabricated and galvanised metal posts and chains which look fantastic and should last for many years to come. Mr Ball has also researched the technicalities of cleaning and preserving the stone memorial itself and has almost completed this task. All this has been done on a purely voluntary basis. The Parish Council wishes to express its gratitude to Mr Ball for his generosity and public-spiritedness in undertaking this project.. The Parish Council would also like to thank Councillor David Clarke who has assisted Mr Ball with this venture and has also assisted him with the task of placing the white posts on the corner of Clay Lane to prevent dangerous parking at the crossroads. The Parish Council is delighted that the War Memorial will be in pristine condition for the Remembrance Day Service to mark 100 years since the end of World War I. 	<p>Clerk VI KD</p>
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18.96	<p>Finance:</p> <ul style="list-style-type: none"> • Receipts & Payment Report and Bank Reconciliation - Presented to the Members, accepted and signed. The clerk confirmed the overdue insurance payment has been submitted. Cllrs Doyle and Rudd to contact the bank for their online access and authorisation. • Budget Considerations - The clerk to be notified by the Members of any costs for the budget. 	<p>KD JR</p> <p>All</p>
18.97	<p>Planning:</p> <ul style="list-style-type: none"> • Update on Neighbourhood Plan – <p>Cllr Welch presented the following report:</p> <p><u>Funding</u> A second request for funding was made to cover the next phase of Drop-in meetings, the Traffic Management Study and the Biodiversity Study. Locality declined to fund the Traffic Study as they state it is not within the scope of Neighbourhood Planning unless associated with a development proposal. Following discussion with Chris Rudd he has most generously agreed to fund the full cost of the Traffic Management Study.</p> <p><u>Underpinning Information for Neighbourhood Plan</u> Two “Drop-In” sessions were held at the Village Hall on 17th and 28th July to further engage the Parish Residents on which policies should be included in the Plan. The sessions were well attended and the majority of residents were generally in agreement with the draft policies. In addition, a meeting was held with Cheshire East Planning on 31st July regarding the Draft Site Allocations and Development Policies Document which is the second part of the Cheshire East Local Plan. There is little impact on our Parish from this document which is now published for consultation. The major point being to “ring-fence” where in-fill will be allowed. The proposed “ring-fence” in Over Peover is shown below.</p>	



No further viable alternatives to the Cheshire Wildlife Trust quotation have been forthcoming. All the alternatives seemed to specialise in a particular area rather than acting as a “one stop shop”. Accordingly it was agreed at the last Steering Group meeting to progress with CWT and the go-ahead was given on 23rd August. The work is expected to take up to 3 months.

Preparation of Draft Neighbourhood Plan

Work has commenced on drafting some sections of the Neighbourhood Plan where we already have the required information supported by commissioned studies, questionnaires or residents views.

It is anticipated that the first draft may be available early in the New Year. The final referendum will then be during 2019/20 following the statutory consultation, inspection and examination.

Meetings held and planned

17th July 2018 – First Drop-In meeting at the Village Hall (10:00am – 4:00pm and 7:00pm to 9:00pm)

28th July 2018 – Second Drop-In meeting at the Village Hall (10:00am – 4:00pm)

31st July 2018 – Meeting with Jeremy Owens from Cheshire East Planning on the SADPD at Sandbach.

13th August Steering Group Meeting

Next week – Steering Group Meeting

End of Report

- **Planning Applications -**
18/4139M (and 18/4149M) – BATE MILL, BATEMILL LANE,
CHELFORD

Change of use and extension (and Listed Building consent for change of use and extension) of redundant mill building to accommodate a new detached garage.

Comment:

The Parish Council welcomes the proposal to secure the future of this Grade 2 listed building, which has been derelict for many decades. It is a historic building which contributes significantly to the village of Over Peover. Its function as a water mill for grinding animal feeds was a significant part of the life of the village in the early part of the 20th century and is commemorated in the book 'Over Peover A Cheshire Parish', a historical record of the Parish compiled by John Mottershead and Barry Wienholdt to mark the Queen's Golden Jubilee. The Parish Council considers that it is admirable that refurbishment is being undertaken.

Some concerns have been expressed about the current scheme and the Parish Council would like Cheshire East Planning to take these concerns into consideration when considering the application. These are:

Flooding – as the proposed new building is to be sited on the river bank, concerns have been expressed about the possibility of flooding. If this is likely to be the case then avoidance measures should be incorporated in the scheme.

Size – concerns have been expressed about the size of the new extension in relation to the original Grade 2 listed building.

Highways – the access to the site is close to the Batemill bridge which restricts the view of the road ahead and could cause danger to traffic on the road, which includes cyclists, and vehicles using the access to the site.

18/4386M – THE OLD VICARAGE, CHELFORD LANE

Construction of a detached garage.

Comment:

This application is in respect of the construction of a garage at The Old Vicarage, Chelford Lane, Over Peover, WA16 8UF. This site was the subject of a previous application 15/3412M for demolition of a dwelling and domestic outbuilding and erection of replacement dwelling.

The argument put forward by the applicant in support of his original application for a replacement dwelling in the green belt was based on the NFPP policy and a number of High Court judgments which state that, 'a replacement dwelling is capable of being appropriate development in the Green Belt subject to the building not being materially larger than the one it would replace'. And later, 'Local Plan Policy GC12 identifies an increase of up to 30% of the original floorspace in the extension of dwellings in the Green Belt as not being disproportionate in policy terms'.

The applicant stated that the existing floor area of the house together with the substantial brick built outbuilding with accommodation above, amounted to 718 m², and the proposed replacement dwelling was 864 m², therefore the proposed percentage change was an increase of 20%.

He was at pains to point out that, 'The overall effect of the proposed development would be to consolidate the built form on the footprint of the main dwelling; in a building that would not be materially larger, in floorspace terms than the combination of the main building and the outbuilding'.

Garage accommodation did not form part of the original application. The proposed garage and store is approximately 180 m², making an allowance for the restricted headroom at first floor level. Had the current garage application been incorporated as part of the original application, the overall floor area would have been 1044 m² amounting to an increase of 45%.

It appears to the Parish Council that the applicant is desirous of using the floor area of the demolished outbuilding to allow a larger dwelling to be considered, 'capable of being appropriate development in the Green Belt' while at the same time being permitted to replace that outbuilding. In addition, the Parish Council considers that the design of the proposed garage, to incorporate three dormer windows and four roof lights, indicates that the applicant's intent is to use the building as a garage with accommodation, rather than storage, above, in effect, replacing like with like.

For these reasons the Parish Council objects to the application.

18/4428M – WESTHOLME, GREEN LANE

Demolition of existing lean-to at rear, erection of new single storey rear extension and two storey extension to side.

Comment:

The Council believes that this application represents over development of the site.

In the creation of the Parish Neighbourhood Plan, the residents of the Parish were canvassed for their views on what they liked and disliked about living in the Parish. One of the higher ranked dislikes by the respondents was the development of existing properties not in keeping with their surroundings⁽¹⁾. The Parish Council Commissioned Urban Imprint to create a Neighbourhood Characterisation and Design Guide⁽²⁾. This Design Guide sets out policies that are being written into the draft Neighbourhood Plan. The draft policy on extensions and remodelling is below:

POLICY LCD3 – EXTENSIONS AND REMODELLING

LCDC 3.1 Extensions to and remodelling of existing buildings should be limited in scale to avoid an overbearing impact on neighbouring properties.

LCDC3.2 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.

LCDC3.3 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.
LCDC3.4 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 street scene.

In early July the Neighbourhood Plan Steering Group held two open sessions to solicit comments on the draft policy areas. Overwhelmingly, the residents agreed with the draft policies proposed. So although the Neighbourhood Plan is not yet “made”, the policy above is clearly what the residents favour.

In respect of the application, this appears to be an increase well over 50% of the original building floor area, possibly 75% although the figures are inconsistent in the application.
It is therefore considered to be contrary to draft policy LCDC3.1.

The side extension is aligned with the original building and not subservient so is contrary to LCDC3.2.

The side extension creates a mirror image of the portion of the property to the left of the main entrance but in doing so, creates a lopsided building when the other semi-detached property is taken as a whole. It is considered that this is also contrary to LCDC 3.4 as it does not respect the existing form and pattern of the street scene nor does it appear to offer any “high standard of design”.

For the above reasons the Parish Council urges Cheshire East Planning to decline this application.

References

Questionnaire Results Report – March 2018 [Link](#)

Peover Superior Design Guide – April 2018 [Link](#)

Both of the above are published on the Over Peover Village Website
www.overpeover.com>Neighbourhood Plan>NHP Documents.

18/4552M – THE LODGE, COLSHAW HALL, STOCKS LANE
Small extension to add an en-suite bathroom to the property.

Comment: No Objection

- **Planning Decisions** –
The decisions were reported to the meeting

18.98	Highways: <ul style="list-style-type: none"> • Footpaths - Adopted footpaths need to be walked in October and Members to report findings in November. 	All
18.99	Correspondence: To commemorate the 80 th Birthday of Manchester Airport the WI were given an oak tree for planting, along with a special commemorative plaque. The WI have asked the Members for possible locations. Cllr Hehir to investigate sites and report back. The Members would like to thank Mrs Bessie Coppack for providing a copy of a local newspaper article from November 1922 depicting the unveiling of the War Memorial. Further investigation needed to establish names of the fallen from WWII for the Slipper plaque. The awards evening for The Best Kept Village to take place on 1 st November. Cllrs Irlam, Clarke and Read to attend on behalf of the council.	JH VI KD VI DC SR
18.10 0	Items for the next agenda: As per annual calendar plus - Fire Station <p style="text-align: center;">Meeting concluded at 9.35PM</p>	
THE NEXT PARISH COUNCIL MEETING TO BE HELD AT 7.45P.M. ON TUESDAY 30th OCTOBER 2018 AT OVER PEOVER VILLAGE HALL		