

PEOVER SUPERIOR PARISH COUNCIL

Clerk – Shareen Worthington
Telephone – 01625 861101

Chairman – Kathy Doyle
Vice Chairman – Phil Welch

Minutes of Parish Council Planning Meeting held at 10.30am on Tuesday 15th October 2019 at Over Peover Village Hall, Stocks Lane

Present: Councillors Kathy Doyle (Chair), David Clarke, Vicki Irlam, Graham Hunter, John Hehir and Susan Mills

Members of Public: Three

19.93 Receive apologies for absence

Apologies were received from Cllr Phil Welch and Cllr Jayne Rudd

19.94 Questions or comments from the public

The members of public raised concerns over noise which may be generated from the construction work at Pine Cottage, obstruction of the highway on Wellbank Lane and floodlighting. It was suggested that working hours should be restricted to weekday working only, that there should be a condition imposed to prevent contractors' vehicles from parking at any time on Wellbank Lane to allow safe passage for the local bus, agricultural vehicles, riders and pedestrians and that illumination of the building should be restricted.

Concern was also expressed regarding the dramatic change in the character of the village which is being brought about by the number of applications, both existing and in the pipeline, to demolish village properties and replace them with newer and much larger dwellings. It was suggested that a letter should be written to the local MP expressing our concerns and that the Parish Council should look into establishing a Conservation Area in Over Peover.

These matters should be tabled for discussion at the next Parish Council meeting.

19.95 Planning Applications

- **19/4314M**

Pine Cottage, Well Bank Lane, Over Peover, WA16 8UW

Proposed replacement dwelling, detached garage and associated landscaping.

The Parish Council wishes to **OBJECT** to the application for demolition of the existing building and construction of a replacement dwelling.

1. The Parish Council concurs with the applicants' planning statement in that the proposed dwelling is materially larger than the existing dwelling and would as a consequence be inappropriate development in the Green Belt, which should only be allowed in very special circumstances. It would also cause harm to the openness of the Green Belt.

2. The Parish Council would question the applicants' need for a dwelling of this size as it is understood that the applicants' children are adults and have left home. The proposed dwelling is to be occupied by the applicants and an elderly relative.
3. The Neighbourhood Plan, currently in progress, has been devised in accordance with the views of residents and therefore, although awaiting ratification, should be accorded some weight in the planning process in the same way that individual residents' views would be given consideration. The Over Peover Supplementary Planning Document should also be taken into consideration. The Neighbourhood Plan seeks to preserve the character and identity of the village. This development, and others like it, by demolishing established dwellings, which are of a size compatible with a village such as Over Peover, are eradicating the established character of the village. The applicants contend that the proposed dwelling is 'modest' in size and is designed in the spirit of the applicants' previous permanent home in Warwickshire. By their own admission, therefore, it lacks the distinctiveness of a house designed specifically for a north Cheshire village.
4. The Parish Council considers that a building which has an 118% larger floor area, a 130% greater volume and a 166% larger footprint is an inappropriate development in the greenbelt, which would not be outweighed by the Special Circumstances claimed by the applicant. The inappropriate architectural massing creates a scale of building not in keeping with village sized properties.

Should Cheshire East Council be minded to grant planning permission for this development the Parish Council would ask that the following conditions be imposed:

- a) Working hours on site to be restricted to Monday – Friday 8.00 am – 6.00 pm. No weekend or Bank Holiday working to be permitted.
- b) No parking of contractors' vehicles at any time on Wellbank Lane, which is narrow and congested, being a route for the local bus service, agricultural vehicles, horse riders and pedestrians. All contractors' vehicles to be parked on site at all times.
- c) Floodlighting: outside lighting of the new property should not adversely affect local wildlife or neighbouring properties. In particular, to protect nocturnal wildlife, the property should not be illuminated, and any necessary security lighting shall be shaded to minimise light pollution to adjacent areas and neighbouring properties and should be governed by passive sensors rather than having continual illumination.

- **19/4242M**

Grass Lands Nursery, Free Green Lane, Over Peover, WA16 9QY
Proposed horticultural storage building.

The Parish Council had no comment to make.

- **19/4554M**

Land adj. to Tree Tops, Holmes Chapel Road, Over Peover, WA16 9RD
Variation of condition 3 on application 16/2952M - Demolition of existing buildings and redevelopment of former building contractor's yard and domestic swimming pool with a single dwellinghouse and associated works.

The Parish Council had no comment to make.

The date of the next PC meeting is Tuesday 29th October 2019