

Peover Superior Parish Council



Pre-Application Engagement on Heath Cottage, Wellbank Lane

Meeting with G. Irlam (GI), A. Ewart (AE), - Colshaw Construction
P.Welch (PW), K.Doyle (KD) – Parish Council Representatives

Meeting held at 11:00 14/6/21 at Over Peover Village Hall.

PW outlined that this pre-application meeting is a new arrangement for the Parish Council and provides a way for applicants to consult with the Parish Council without attending a full Council meeting that may be both intimidating for the applicants and take up too much time in a normal Council meeting. PW handed the applicants a copy of the Planning Pre-Application Protocol.

The applicants outlined their proposal and the reasons for a complete demolition and rebuild based on limited internal space / headroom and lack of energy efficiency of the existing structure. AE said that the building would be brick skinned with a slated roof. The increase in size over the existing structure was said to be 29% on footprint and 19% on volume. AE stated that the aim was to build an A1 energy efficient building using technologies such as ground source heat pumps.

KD stated that existing buildings can be brought up to Zero Carbon standards of efficiency but the applicants considered that they would lose too much space and headroom.

PW ran through the relevant policies in the Peover Superior Neighbourhood Plan. The biggest problem area was seen to be the Neo-Georgian style that was not in keeping with the vernacular of the Peover Heath area (policy LCD1). PW and KD urged the applicants to reconsider the style and produce a proposal more sympathetic to the character area using the Over Peover Design Guide. Other Neighbourhood Plan issues included the avoidance of floodlighting (policy ENV1), gateways appropriate to the character area (policy LCD6) and traffic and parking issues (policy INF4) during construction noting that there may be several redevelopments occurring nearby at the same time.

PW and KD said that as currently presented the Parish Council would likely object to any planning application as incompatible with the Neighbourhood Plan policies. They hoped that an alternative design more in keeping with the surrounding area would be more acceptable. The Parish Council remain committed to meeting again should the applicants so desire.