

GREAT WARFORD PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD

WEDNESDAY 20TH FEBRUARY, 2019 at 7:30p.m.

at GREAT WARFORD BAPTIST CHAPEL, MERRYMANS LANE, GREAT WARFORD.

PRESENT - Councillors: B. Thompson (Chairman), L. Roberts, M. Read, L. Murray-Curtis, G. Tuke, P. Halman.
Members of the Public (2).
Dr. E. M. Maddock - Clerk & Responsible Financial Officer.

1. **APOLOGIES FOR ABSENCE** - Councillor D. Allman - Family commitment.

08/19 RESOLVED a) To receive and approve the apologies for absence as listed above.

Proposed Councillor G. Tuke Seconded: Councillor P. Halman All in favour

2. **DECLARATIONS OF INTEREST** - None.

3. **PUBLIC FORUM** -

A resident had attended the meeting to raise concerns about planning application 19/0384M. The resident was familiar with the history relating to the site and raised comments relating to the following issues: the loss of a historic cottage; the significant increase in size of the proposed dwelling compared to the existing cottage; the negative impact of the proposed building materials (i.e. zinc cladding) on the street scene and surrounding area.

7:32p.m. - One member of the public joined the meeting.

The applicant associated with planning application 19/0384M provided background information to Members regarding the motivation for the proposed development. It was reported that permitted development rights at the site would allow a larger property volume to be achieved, however, in order to address vehicular access issues at the site it would be necessary to position the replacement dwelling further back into the plot to achieve the sight lines required for safe egress.

The Chairman thanked both members of the public for attending the meeting and sharing their views.

4. **PLANNING APPLICATIONS** -

a) **19/0194M - Tall Trees, Chelford Road, Great Warford. SK9 7TL - Single storey pitched roof storage unit. The unit will be used for garden machinery.**

09/19 RESOLVED a) That no comments be submitted in respect of planning application 19/0194M.

Proposed Councillor G. Tuke Seconded: Councillor P. Halman All in favour

b) **19/0384M - Brook Cottage, Chelford Road, Great Warford. SK9 7TL - Replacement dwelling, associated garage and landscaping.**

10/19 RESOLVED a) That the following comments be submitted to Cheshire East Council in respect of planning application 19/0384M.

1. That whilst the Parish Council is mindful of the historic value of the existing dwelling it is accepted that a balanced view must be taken between preserving the historic asset and providing residential accommodation which meets current standards.

2. That no objections are raised to the proposed access with associated sight line arrangements which appears to address a long-standing issue relating to vehicular access to the site. The highway outside Brook Cottage is prone to flooding, therefore, inclusion of the proposed site line arrangements is vital to ensure the safety of all highway users particularly during periods of wet weather.

3. That no objections are raised to the proposed increase in volume of the property which, it is understood, is smaller than that which could be achieved using permitted development rights on the existing dwelling.

4. That a strong objection is raised to the proposed materials specified in respect of the modern style portion of the proposed dwelling. The zinc cladding is considered to introduce a large scale incongruous feature into the local vernacular which is out of character and detrimental to the overall street scene of the local area which lies within the Green Belt. The zinc cladding is considered to be an aesthetically displeasing feature particularly given that the site lies in a prominent position at a primary entry point to the Parish of Great Warford.

Proposed Councillor P. Halman Seconded: Councillor M. Read All in favour

8:00p.m. - Two members of the public excused themselves from the meeting and left.

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c) 19/0554M - Steeles House, Merrymans Lane, Great Warford. SK9 7TP - Two-storey side extension, first-floor addition and detached garage (resubmission of 18/3588M).

11/19 RESOLVED a) That no comments be submitted in respect of planning application 19/0194M.

Proposed Councillor M. Read

Seconded: Councillor G. Tuke

All in favour

The Meeting was declared closed by the Chairman at 8:10 p.m.

Signed:

Approval Date - 20th March, 2019