

**MINUTES OF A MEETING OF WILLINGTON PARISH COUNCIL PLANNING
COMMITTEE HELD VIA VIDEO-CONFERENCE
ON TUESDAY 28TH APRIL 2020**

PRESENT: Councillor J Lowthion (Chairman), Councillor J Grimshaw, Councillor R Merrick, Councillor Donna Okell.

IN ATTENDANCE:

One Member of the Public,
Parish Council Clerk: R Winterbourne,
Cheshire West & Chester Councillor: Councillor H Tonge.

20/1PC APOLOGIES AND REASONS FOR ABSENCE: Councillor A Nicholas (at work).

**20/2PC DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS,
AND DISPENSATIONS**

20/2PC.1 New Written Requests for Dispensations

There were no new requests.

20/2PC.2. Declarations of Interest

Members were invited to declare any Disclosable Pecuniary or other Interest in any item of business on the agenda and, if necessary, leave the meeting prior to discussion of that item. No such declarations were made.

20/3PC OPEN FORUM

RESOLVED: that the Council meeting be adjourned for the Open Forum.

20/4PC PARISH COUNCIL MEETING

RESOLVED: that the Council meeting be reconvened.

20/5PC REPORT ON OPEN FORUM

20/5PC.1 A resident of Foxhill, Chapel Lane provided an overview of the background and rationale regarding planning application 20/00974/FUL.

20/5PC.2 Councillor Tonge provided an update on the support available from CWaC during the covid-19 pandemic.

20/6PC PLANNING MATTERS

20/6PC.1 Planning Applications

RESOLVED: that the following comments be made on the planning application

20/00974/FUL - Alteration to front elevation, provision of dormer and balcony to side at Foxhill, Chapel Lane, Willington, Tarporley CW6 0PH.

Comments:

- a. The site location plan published on the CWaC Planning website does not show the properties opposite Foxhill. It is important that the impact of the proposed development at Foxhill on these properties is considered.
- b. That due consideration is taken of PPS 7 (Addendum): Residential Extensions and Alterations Annex A: Residential Amenity: Privacy which states in para A28 that...

“Except in the most isolated rural location, few households can claim not to be overlooked to some degree. The protection of the privacy of the occupants of residential properties is an important element of the quality of a residential environment. It is a particularly important consideration where an extension or alteration is proposed adjacent to existing properties. Balconies, roof terraces, decking, dormer windows, windows in side elevations and conservatories all have the potential to cause overlooking problems, due to their position and orientation, particularly from upper windows”.

And in para A30 that....

Overlooking of gardens may be unacceptable where it would result in intrusive, direct and uninterrupted view from a main room, to the most private area of the garden, which is often the main sitting out area adjacent to the property, of your neighbours’ house. As a general rule of thumb this area is the first 3-4metres of a rear garden, closest to the residential property.

20/6PC.2 OTHER

RESOLVED: that the Council wait for further information regarding the recent groundworks that are visible from Roughlow at Roughlow Farm, Tirley Lane, Willington, Chester, Cheshire CW6 0PG prior to contacting CWaC Planning Enforcement

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Chairman’s Signature Dated