

**MINUTES OF A MEETING OF TARVIN PARISH COUNCIL PLANNING COMMITTEE
HELD IN THE EDNA ROSE ROOM, TARVIN COMMUNITY CENTRE,
ON MONDAY 14TH JUNE 2021**

PRESENT: Councillor R Ford (Chairman), Councillor S Dutton, Councillor H Flynn, Councillor E Lush, Councillor J Norrie, Councillor P Ryan, Councillor P Twigg

IN ATTENDANCE: 4 Members of the Public
Parish Council Clerk M Hassall

APOLOGIES: Councillor D H Cotgreave (aiming to attend meetings when Government Restrictions are lifted), Councillor B Dean (business commitment), Cheshire West and Chester Councillors J Leather and H Tonge

1 DECLARATIONS OF INTEREST, DISCLOSABLE PECUNIARY INTERESTS, AND DISPENSATIONS

1.1 New Written Requests for Dispensations

There were no new requests.

1.2 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. Councillor Twigg declared Disclosable Pecuniary Interests in Planning Applications 21/01667/FUL and 21/01993/FUL and confirmed that she would leave the room when they were considered.

No other declarations were made.

2 OPEN FORUM

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

3. PLANNING COMMITTEE MEETING

RESOLVED: that the meeting be reconvened.

4. REPORT ON OPEN FORUM

Members of the public had raised concerns about Application 21/01667/FUL and spoken in support of Application 21/01751/FUL.

5. PLANNING MATTERS

a. Planning Applications

RESOLVED: that the following comments be made on the planning applications submitted.

21/01571/FUL - First floor side extension - amendment to 20/01342/FUL - Hillside Holme Street Tarvin

Comment: No objection

21/01601/FUL - Two storey side extension – 52 Crossfields, Tarvin

Comment: No objection

21/01667/FUL - Part demolition of front double garages and entrance porch, erection of a two storey front extension, alterations to the rear outrigger, addition of new windows to the side elevation, and Velux roof windows to the front elevation – 22 Heath Drive, Tarvin

Comment: We object to the proposal. Due to the size and massing of the proposed extension over the garage this would be overbearing and result in a significant loss of light to the immediate neighbour, particularly to their kitchen and bathroom.

A proposed first floor window is directly opposite and faces onto the immediate neighbour's property, specifically their bathroom window, which would affect their privacy. The councils SPD for house extensions and policy DM21 does not generally look to support two storey extensions to the front of properties and it is considered that the excessive massing cannot be considered a subordinate addition and cumulatively the additions to the original dwelling increases the size of the overall dwelling by more than 30 percent. Visually the front extension is out of character with the street scene and out of character with other properties in the vicinity.

Whilst not a planning matter it has been brought to our attention that some drainage work may have been carried out, with surveyors accessing the neighbour's property without gaining permission and thereby trespassing.

We request that the Enforcement Officer be made aware of possible building works commencing and visit the property and if necessary the application be amended to retrospective application.

21/01751/FUL – Change of use to an independent Craft Beer Bottle Shop for take away/ small sit in area for tastings – The Manor House, Church Street, Tarvin

Comment: No objection

21/01826/S73 – Conversion of existing barn to living accommodation - Variation of Conditions 2 and 4 of 16/05162/FUL - Weetwood Grange, Weetwood

Comment: No objection

21/01993/FUL - Extend existing steel portal building to side and rear - S P and G Blything Cross Lanes Oscroft

Comment: No objection

b. Appeal

20/01050/FUL – Erection of one dwelling - 2 Coronation Villas, Chester Road, Tarvin – **APPEAL DISMISSED**