

**MINUTES OF AN EXTRA-ORDINARY MEETING OF STAPELEY & DISTRICT PARISH COUNCIL  
HELD ON 8 DECEMBER 2020**

**(THE MEETING WAS HELD VIA VIDEO-LINK IN ACCORDANCE WITH  
REGULATIONS INTRODUCED UNDER THE CORONAVIRUS ACT 2020)**

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<b>PRESENT:</b>	Councillor J Hillman	In the Chair
	Councillor M Docker	
	Councillor J Davenport	
	Councillor S Ford	
	Councillor P Groves	
	Councillor K Nord	
<b>APOLOGIES:</b>	Councillor M Theobald (owing to technical difficulties in accessing the meeting)	
<b>ABSENT:</b>	Councillor G Gwinn	

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**235 DECLARATIONS OF INTEREST**

Members were invited to declare any disclosable pecuniary interest or non-pecuniary interest which they had in any item of business on the agenda, the nature of that interest, and in respect of disclosable interests, to leave the meeting prior to the discussion of that item.

Councillor Groves declared a personal interest on the basis that he was acquainted with one of the neighbours to the application site, who had contacted him in his capacity as a Borough Councillor.

**236 PLANNING APPLICATION 20/4066N – 59 TALBOT WAY, STAPELEY, CW5 7RR**

The Parish Council was invited to comment on planning application No. 20/4066N by 14 December 2020.

**RESOLVED:** That the following comments be forwarded to Cheshire East Council in respect of planning application No. 20/4066N.

1. The application shows a large 2-storey rear extension. The Parish Council has concerns that despite an amended plan being submitted, the proposed extension will still be overbearing on the adjacent property.
2. Whilst the amended application to the first floor shows a reduction in scale, the ground floor size has been increased considerably.
3. There will be a potential loss of amenity to the adjoining property, which results in a large blank 2-storey exterior wall next to their garden area.
4. The extension will have an unacceptable impact on the street scene.
5. There is inadequate car parking provision and overspill parking could result in cars parking on a bend.
6. The '45 degree rule' appears to have been breached, as the rule states that an extension should not exceed a line taken at 45 degrees from the centre of the nearest ground floor window of a habitable room in an adjoining property. The extension will obscure vision from the rear windows.
7. The '25 degree rule' also appears to have been breached as the extension will result in a reduction in inadequate daylight for habitable rooms.

.....Chairman

The meeting commenced at 7.10 pm and concluded at 7.25 pm