

**MINUTES OF A MEETING OF RUSHTON PARISH COUNCIL**  
**A Virtual meeting was held by Zoom on Monday 29<sup>th</sup> June 2020**

**Present:** Cllrs. Mike Wilson, Graham Sime, Amy Markham, Neil Thompson and Emma Leslie

**In Attendance:** Lindsey Worrall (Clerk), Russel Baker (Architect for CB Homes) Nathan Booth (CB Homes)

**1- To consider response to planning applications received**

**Resolved:** that the apologies from Cllrs. Shaw and Hincliffe be received and accepted

**20/01586/FUL**

**Proposal** – Erection of 2no. four bed detached dwellings with integral garages, amendments to existing vehicular access and demolition of existing buildings.

**Location** – Lower Lane Service Station, Lower Lane, Eaton, Tarporley, CW6 9AB

Russel Baker, architect for CB Homes gave an detailed presentation showing the development and how the two proposed properties would sit in the village surroundings. Details of their proportions, how they have been positioned to recede from the road to enhance Eaton House ensuring the qualities of Eaton House are preserved. The front of the properties are to be enhanced with individual driveways, hedging, tree grass and a small sandstone wall.

The properties are positioned away from the building line to enable them to recede in perspective from Eaton house, and therefore the development should not be observed between Eaton house and No. 18 and 18A.

CB Homes are happy that the Vehicle Actovated Sign remains where it is at the front of the site.

Concerns were raised by the Councillors that the properties appeared very modern in their street level appearance and design and not in character for the rest of the village. Although Eaton Village has a vast style and design of properties, they are often of Cheshire Brick or rendered.

The Windows have large panes, using Grey Aluminium giving a cleaner modern design, the doors are horizontal boarding giving a modern look, these may be better if softer and more traditional as nothing like this is present in Eaton. On Plot 1, there is a Grey Aluminium overhang over the door and garage, this was felt to be very modern.

Plot 1, sits a little further behind the building line and the rear of the property extends over the garden of Eaton house, this will cause a shadowing effect. If this property was positioned at the building line it would not shadow the garden of Eaton House and would give Plot 1 a larger garden.

The Ridge height of the properties appears to be high in comparison to surrounding properties with the exception of that of Eaton house. The ridge height is 1.5m higher than properties 18 and 18a, the proposed properties would appear softer and fit in better if the roof heights were closer to those of the neighbours. The ridge height would cause neighbours to lose ambient light.

Rushton Parish Council **OBJECTS** to the development of Two Properties within the Eaton Village on this site due to;

- the modern style and design of the windows, doors and garages, these are not in-keeping with the rural look of the village
- The ridge height of the properties appears to be in excess compared to those of neighbouring properties
- Plot One is positioned away from the building line, the rear of the property extends over the garden of Eaton House and will cause shadowing, if Plot One could be repositioned beyond the front building line to align the rear of the property, the shadowing effect on Eaton House's Garden would be reduced and Plot One would have a larger rear garden.

Rushton Parish Council are Supportive of the development of the two properties within the village of Eaton but believe the points made above need addressing to enable them to sit comfortably within the village surroundings.

Rushton Parish Council are very grateful that CB Homes will continue to enable the Vehicle Activated Sign to be positioned on Land owned by the Former Lower Lane Service Station, this supports a safer village and community.

Proposed – Councillor Sime

Seconded – Councillor Markham

Signed: \_\_\_\_\_ Date: \_\_\_\_\_