**MINUTES OF THE EXTRAORDINARY LOSTOCK GRALAM PARISH COUNCIL MEETING HELD ON TUESDAY 19TH** **JANUARY 2021 VIA ZOOM VIDEO CALL**

**Part I**

The meeting commenced at 7.30 pm.

**PRESENT:** Parish Councillors T Hodges, M Litton, T Smith, P Cobley, P Walker, K Hodgkinson, P Kelly, L Kelly and M Venables.

**IN ATTENDANCE:** L Sandison, Clerk.

**ALSO PRESENT:** 1 member of the public and 2 Planning Applicants for Topfloors Ltd.

**PUBLIC FORUM**

A Manchester Road resident spoke briefly about planning application 20/04578/FUL. They confirmed that the third-floor window is in fact clear glass and not opaque as first thought in PC meeting on 4.1.2021. They are of the opinion that the proposed plans would allow an unobstructed view into their back windows and garden. The local resident went on to say that their property is less than 21 metres away from the Topfloors side elevation and therefore a planning officer should consider loss of privacy and overlooking from clear glass windows.

The Parish Clerk asked the applicant whether there is a boundary fence between Topfloors and Crossways Care Home. The Applicant confirmed that there is not a boundary fence but would be happy to purchase a strip of land from Crossways if they had any privacy concerns, which they don’t appear to.

The Parish Clerk asked whether apartments 1 and 2 would open directly onto the carpark. The Applicant confirmed that both apartments open onto the carpark. The Clerk mentioned that a ‘Keep Clear’ road marking may be required to ensure that vehicles do not block the apartment front doors.

Chairman T Hodges confirmed that he had visited Topfloors on 19.1.2021 to take two photos, one from the second floor and another from the third floor looking over to Smithy Lane. The Chairman shared the photos prior to the meeting.

**APOLOGIES FOR ABSENCE**

It was **RESOLVED** to accept apologies from Cllr A Ross.

##### DECLARATIONS OF INTEREST

-Chairman T Hodges also sits on the Lostock Gralam Community Centre Association Committee.

**PLANNING**

The Council considered the following planning applications and **RESOLVED** to respond as below:

|  |  |
| --- | --- |
| APPLICATIONS | |
| 20/04578/FUL | -280 Manchester Road, Lostock Gralam  -Change of use, part demolition and conversion of existing building to 6 apartments. |
| DECISIONS | |
|  |  |

Parish Councillor Comments re: 20/04578/FUL:

(PW) Concern regarding the car parking.

(TH) Low wall at carpark entrance to be knocked down, more room to manoeuvre.

(PK) Will third floor have a fire proof exist (Applicant confirmed fire regs have been complied with).

(PK) Concern about cars reversing onto Manchester Road (Planning Officer to check if it meets regulation).

(TS) Query over measurement between 284 Manchester Road and Topfloors. TH confirmed the issue is with regards to privacy issues and projected view/ field of view.

(ML) Clarification of who’s property TH photo was looking into.

(PC) Possible screening / planting to improve privacy if 21m is a requirement.

**Objections received**

1. Reversing onto Manchester Road, CWAC Planning Officer to check carpark meets regulations. (PK)
2. Objection until clarification of the measurement between 284 Manchester Road and Topfloors has been reviewed by a Planning Officer. Happy to approve if planning officer is ok (This is in reference to clear glass being used on side elevation looking towards Smithy Lane) (ML).

It was **RESOLVED** that Lostock Gralam Parish Council would have no objection to Planning Application 20/04578/FUL if the Planning Officer is satisfied with the above (objections 1 & 2).

**COUNCILLORS’ REPORTS & FUTURE AGENDA ITEMS**

-(PK) CWAC photographing Traffic Refuge Island today 19.1.2021.

- LS) Travellers have now moved on.

-(PW) CCTV to be on the next Agenda.

-(LS) Inovyn are working to fix blocked drain causing water to flow down Lostock Hollow.

The meeting finished at 7.51pm.

**DATE AND TIME OF NEXT MEETING**

The next Parish Council meeting will be held on Monday 1st February 2021 at 7.30 p.m via Zoom.

