

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Council Meeting held on Tuesday 4<sup>th</sup> December 2012 at 7.30 pm in the Chapel Schoolroom, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chairman, Mr M Riddle, Mr A Knapp, Mr Sullivan and Mrs Baker.

**Public:** None.

## **495/12 Apologies for Absence**

Apologies were accepted from Cllr G Poole and Cllr Hales

## **496/12 Declarations of Interest in Items on the Agenda**

There was a discussion regarding whether Cllrs Knapp and Sullivan had an interest when Item 499/12 is discussed. The Chairman felt that they should have involvement and said that we would deal with the matter when we were discussing Item 499/12.

## **497/12 Public Forum**

None

## **498/12 Planning**

### **Planning Applications – Discussed**

PT12/3620/F - Linden Lea, Shepperdine Road - Erection of two storey and single storey rear extension to form additional living accommodation. (Amendment to previously approved scheme PT12/0583/F to incorporate first floor balcony).

### **Council Discuss & Response:**

This is a reapplication following the withdrawal of PT12/3415/NMA which was not notified to the Parish Council. Previously PT12/0593/F had been consented permitting the erection of a two storey and single storey rear extension to form additional living accommodation. PT12/3260/F is an amendment to this seeking consent to incorporate a first floor balcony.

PT12/3415/NMA was the subject of a letter from the owner of the adjacent premises, Helensglade, which Councillors may recall was itself the subject of a planning application (application reference PT12/2011/F) earlier this year. In that case we made a response by way of a comment that the planning officer should consider the privacy aspect.' We feel that subject to the Case Officers assessment a condition to use obscure glazing in the upper windows might be appropriate. The Case Officer obviously concurred with this as a condition was included in the Decision Notice when consent was given.

Cllr Turner then outlined events which he had been involved in

'A letter dated 23<sup>rd</sup> October from the owner of Helensglade to me as Chairman expressed a view that the stance taken relating to Helensglade should be reciprocated when considering the NMA application for Linden Lea. I was at that time unaware of the NMA application but investigation established that in fact the application had been withdrawn. I responded this by e-mail and assured the owner that should the application resurrect itself in any shape or form the Parish Council would consider his comments. The main concerns were privacy due to the garden being overlooked and potential noise nuisance '

'Moving on to the subject of this item on the agenda PT12/3260/F this is basically the same as the NMA application but recognises it is not simply a non material amendment. The cut-off date for responses is the 13<sup>th</sup> December the main reason for discussing it today as it cannot wait until the 2<sup>nd</sup> January meeting.'

'As a result of the commitment made that full consideration would be given to the comments made by the owner of Helensglade Cllr Riddle and I agreed that it would be prudent to visit Linden Lea to fully undertake a spacial assessment, this we did last Saturday morning. During the visit we were informed by the applicant that the Planning Officer had made certain suggestions which would address the privacy concerns, this in effect was a screen wall preventing the occupants of Linden Lea from looking over into the garden of Helensglade', the applicant is willing to comply with this. It was felt that this went a considerable way to addressing the concerns which have been expressed in terms of privacy and noise. Additionally the shape of the Linden Lea plot means that the line of sight facing forward into the Helensglade plot is also very limited.'

This was the back ground to the case. After viewing the application drawings and a plan of the two plots showing the relationship between the two premises it was **unanimously agreed** to make no comment as it seemed evident that the issues surrounding this application were understood and that the owners of Linden Lea understood and accepted the mitigating measures offered by the Planning Officer. It would not add any material weight to comment.

### **499/12 Community Shop**

Cllr Turner outlined the situation regarding the opportunity of securing a large grant (£42K) to help set up and operate a Community Shop for the first year. He explained that the Parish Plan Steering Group had asked him to seek a suitable site for the shop in a central location. After correspondence with Councillors and further discussion it was clear that there are two potential sites of fairly equal merit, it was unanimous that the Playing Fields would not be a suitable site (this includes comments from the two absent Councillors).

There was some discussion and not total agreement as to which site should be preferred. It was made clear by Cllrs Sullivan and Knapp that they had an interest in which site was selected in so far as that Cllr Sullivan lives opposite both sites and Cllr Knapp is the owner of one of them. The Chairman at this stage said he felt it was sensible that they continued in the debate as it was important to understand all the issues pertaining. The objective of the debate was to try and establish the best way forward so that the organisation offering funds could be assured that there was somewhere to site a shop and that Planning Permission would be forthcoming. The Parish Plan Community Shop Working Group have to work up the feasibility /business case for the project but Cllr Turner had been charged with establishing which site stands the best chance of being consented, this will have to be tested with the Planning Authority.

After further discussion it was resolved that the site belonging to Cllr Alan Knapp should go forward to try to establish if Planning Consent could be achieved. Of the 5 Councillors in attendance 3 voted in favour and the two with interests abstained. Cllr Turner will now try to establish the probability of consent. The alternative site will not be ruled out at this stage (proposed by Cllr Matthew Riddle and seconded by Cllr Marie Baker).

Other issues relating to the Community Shop initiative were the raised.

It was stressed that the working group dealing with the initiative should have a proper Constitution. Cllr Turner on behalf of the Steering Group of which he is Secretary said that this was in hand.

The viability of the Shop was discussed and concern was expressed regarding the possibility of liabilities due to project overspend, it was emphasized that the business plan was of critical importance and that before the go ahead could be given the Parish Council should be involved in the buy off. Councillor Turner agreed to feed this back to the Steering group and Working Group.

### **500/12 Minor Matters or Items for Next Agenda**

None

*This concluded the business of the meeting*

***Next Meeting: WEDNESDAY 2<sup>nd</sup> Janaury.***

Signed by Chairman

2<sup>nd</sup> Janaury 2013