

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Parish Council Meeting held on Tuesday 15<sup>th</sup> July 2014 at 7.30 pm in the Chapel Schoolroom, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chair, Mr K Sullivan, Mr M Riddle, Mr G Poole, Mrs J Hales and Mr A. Knapp.

**Public:** 1 Parishioner

## **701/14 Apologies for Absence**

Apologies were accepted from Cllr Baker.

## **702/14 Declarations of Interest in Items on the Agenda**

None

## **703/14 Public Forum**

Reference was made to various planning relating to the Ship development in particular the response from the Enforcement Officer regarding the height of the new building formally the Old Skittle Alley. The enforcement report states that the height of the new building compared to the ridge height of the old building is basically identical when the drawings submitted with application PT12/4059/F (which are not dimensioned) are scaled and compared. The plans show the original building as just under 6m and the new build to be the same and as such it appears that they are well in accordance with these plans, if slightly lower than approved at this stage.

There was a general view that when viewed for Camp Road the new Building looked higher than the old Skittle Alley Ridge. As it happened when the old rafters were removed from the old skittle some fell into the neighbouring property and these provided the basis for a mock up to see what the old height was. The new structure still displays some features of the old building and it was possible to provide the soffit height and then using the rafters the ridge height. This indicated that there is a difference of circa 85cm added to the old ridge height. It was agreed to get back to the Enforcement Officer to advise him that we find the findings to be incorrect given the mock-up of the roof from a given datum point (the soffit). Graphical Evidence was supplied in support of this statement.

There was further discussion regarding an e-mail the chairman had received from the developer regarding a proposal to put a two foot high trellis on top of the new Boundary Wall Bounding The Toot (Camp Road) . After some debate it was agreed that providing the wall has cock and Hen copings the erection of the trellis is not really an issue providing it and any shrubs are sited inboard of the wall. The chairman agreed to respond to the developer in that vein.

## **704/14 Planning**

### **To Discuss Planning Applications**

**PT14/2193/F – Dallas, Foss Lane, Oldbury On Severn - Erection of single storey extension to stable block 1 to facilitate the conversion to 1no. dwelling with associated works. Erection of front canopy and alterations to stable block 2.**

**Council Response:** Oldbury on Severn Parish Council Strongly **OBJECT** to the above application

This site has a long and varied planning history; the last application in 2012 PT12/3842/F was given serious consideration by the Parish Council although we were concerned about the way the land had been used /developed over the previous 10 years. We concluded it was sensible to allow the applicant to use the existing barn structure for his business given the problems he was experiencing with his then leased premises elsewhere. However the accuracy of the application drawings was a concern. Your records will show that we had reservations regarding how the site was being used particularly the proliferation of structures which had a detrimental effect on the landscape character and visual amenity of the area. The application was approved with conditions with a requirement to permanently remove any items not shown on the plan submitted in support of the application; this has not been complied with.

Other planning references PT02/1540/F, PT11/1550/NMA, PT01/3303/F and PT01/0038/F have some relevance to the current application.

Specific to the current application, The Parish Council have spent considerable time and resource working with SGC Officers to develop new policies under the auspices of the Policies, Sites and Places DPD, clearly current policies and future thinking does not support this proposal as this would be a new dwelling in the open countryside.

The Parish Council also have concerns regarding the integrity of the submitted plans particularly but not exclusively related to the front elevation of Stable Block 1 and the associated plan view . We recommend that that the Case Officer acquaints himself with the physical characteristics of the structure.

The flood risk assessment supplied with the application is totally inadequate.

For these reasons we strongly recommend that consent is REFUSED.

**PT14/2276/CLE -New Gates ,Oldbury Naite, Oldbury On Severn, Description – Application for Certificate of Lawfulness for existing use of land as an operating centre(as defined by section 7 (3) of the Goods Vehicles (licencing of Operators Act 1995).**

**Council Response:** Oldbury on Severn Parish Council wish to COMMENT on the above application.

We have no objections to the storing of one commercial vehicle at the application site, because there is a long history of this arrangement. However, if this had been a new application we would have been seeking a condition to control the hours of operation due to the potential for noise nuisance being imposed on neighbouring properties. We hope that noise can be minimised and that redress to Environmental Health proves unnecessary.

**PT14/2533/F - Former Ship Inn, Camp Road, Oldbury on Severn - Erection of double car port with associated works**

**Council Response:** Oldbury on Severn Parish Council wish to OBJECT to the above mentioned application.

Whilst in principle we have no objection to the change from a Garage to a Carport we feel that the extensive use of timber on the outside elevations of the properties already is contrary to the landscape character and overbearing in the street scene. We would like to see the proposal to clad with either Red Cedar or Oak withdrawn and Block wall and render to match adjacent property be inserted .

This we feel would be more in keeping with the surrounding properties and in sympathy with the landscape character and local street scene.

There was further debate regarding the raising of levels in the car parking area. The Chairman advised the meeting that the raising of the levels has been dealt with by way of planning application PT13/1702/F and not as part of the original application and that the current application was not about ground levels. The reason for this unusual situation was that SGC and Natural England had concerns regarding disturbance of the ancient monument and had specified what they expected from the Developer to comply with. The Parish Council had not made any comments about this at the time, the reasons for this are not clear but as the application was given consent in 2013 it is now a fact.

#### **705/14 Discussion regarding the Disposal of Dog Waste from the Severn Way**

The unhelpful response from SGC was discussed, it was agreed that the Parish Council would not initiate specific action to transfer dog waste to the approved dog waste/ litter bin adjacent to Bus Shelter in Camp Road. The Litter Bin has now been labelled for dual use by SGC and dog owners are expected to use it accordingly.

#### **706/14 Minor Matters or Items for Next Agenda**

Cllr Hales raised the matter of white stones on the verge in Church Road and reflected back to when there was an issue relating to such objects being prohibited. It was stated that there were a number of instances where similar objects and posts were placed on verges in the Parish. The subject of who is liable if a vehicle is damaged by coming in to contact with such objects and it was concluded that the Householder/person who had placed them there would be responsible.

The safety issue relating to the Rhine side of the carriageway in Pickedmoor Lane having been eroded by traffic was raised as a matter of urgency as the ruts need to be filled before there is a serious accident with the possibility of a vehicle in the Rhine. Cllr Riddle agreed to raise this matter with Street Care.

Cllr Riddle advised Cllrs that he had arranged an on-site meeting to discuss the proposals for a 20 mph limit on Church Hill for Friday 18<sup>th</sup> July and invited all available Councilors to attend to provide their input.

*This concluded the business of the meeting, which closed at 9.30 pm*

*Next Meeting: Tuesday 2<sup>nd</sup> September 2014*

Signed by Chairman

2<sup>nd</sup> September 2014