

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Council Meeting held on Wednesday 25<sup>th</sup> July 2012 at 7.30 pm in the Memorial Hall, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chairman, Mrs J. Hales (until 8.15), Mr G Poole, Mr K Sullivan, Mr A Knapp and Mrs M Baker.

**Public:** 1 Parishioner

## **455/12 Apologies for Absence**

Apologies were accepted from Cllr M Riddle.

## **456/12 Declarations of Interest in Items on the Agenda**

None

## **457/12 Public Forum**

Planning Application PT12/2116/F was raised – Comments have been included in Item 458/12 – PT12/2116/F

## **458/12 Planning**

### **Planning Applications – Discussed**

PT12/2011/F - Helensglade, Shepperdine Road, Oldbury on Severn - Erection of first floor rear extension to form additional living accommodation.

**Council Response:** After some discussion it was resolved by all to comment on this application –

‘This property has been historically granted permission which significantly changes its appearance and location, starting as a semi detached cottage and now a detached house 2 metres taller than the original dwelling.

This current application to further extend the property has implications for the neighbouring property (Lynden Lea) in so far as the increased height of the proposed extension and the windows therein comprise the privacy of those living at Lynden Lea .

It is for the Case Officer to decide whether or not to recommend consent for this application but the Parish Council requests that consideration should be given to the overbearing nature of Helensglade as a whole and 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 Chairman agreed to expedite this response.

PT12/2116/F - Chapel Cottage, Chapel Road, Oldbury on Severn - Erection of detached domestic garage with ancillary accommodation and erection of single storey front extension to facilitate conversion of existing garage to office and porch.

**Council Response:** After further discussion it was resolved by all to comment on this application –

‘Oldbury on Severn Parish Council have concerns regarding this application .Whilst there are no objections to the modifications to the house itself, the proposal to erect a garage with ancillary accommodation does raise a number of issues.

The drawings prepared by the Agent are only for planning purposes and not sufficiently detailed dimensionally as to the proposed height and location re proximity to Belleview Cottage the neighbouring property which is also not shown correctly on the block plan.

As a result the Parish Council has concerns regarding what the finished height of the proposed garage will be compared to Belleview Cottage. Flooding and Damp characteristics relating to Belleview Cottage could also be compromised.

Depending on the use the applicants intend to use the ancillary accommodation for there could be an increase in traffic leaving and accessing the premises, Chapel Road at this location is hazardous.

If permission is granted the Parish Council feel it would be appropriate to stipulate that the ancillary accommodation is an annexe to the main property.’

The Chairman agreed to expedite this response.

PT12/2165/F - Newgates Farm, Shepperdine - Change of use of agricultural land and buildings to mixed use of agricultural and Riding School (Class D2) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Construction of ménage.

**Council Response:** It was agreed by all to make no comment on this application

PT12/1961/F - Greenacre, Westmarsh Lane, Oldbury on Severn – Erection of a single storey front and side extension to form additional living accommodation and porch. **Amendment to Description**

**Council Response:** It was agreed by all to make no comment on this application

PT12/2192/F - Myrtle Farm, Oldbury Naite, Oldbury on Severn - Conversion of residential annexe and stable to 1 no. separate dwelling with associated works. (Part retrospective).

**Council Response:** It was agreed by all to make no comment on this application

Cllr Hales left the meeting at 8.15 pm

#### **459/12 Correspondence**

Mr Stuart Rackham email regarding the Ship Inn – circulated to Cllrs prior to meeting.

#### ***Council Response:***

The contents of an e-mail from a Pegasus Planning Consultant - Stuart Rackham regarding plans for the Ship were discussed at length and it was resolved that the most appropriate way of handling the matter was to listen to what the proposals for the Ship Inn site are. A meeting between Councillors and Mr Rackham will be arranged.

The Parish Council and the wider public need to consider what is appropriate for the Site and how influence can be bought to bear to ensure that the amenity is maintained in some shape or form.

Information provided by English Heritage was discussed. Implications of the Site being a monument also have to be taken in to account; this is not just a straightforward planning issue.

There was a consensus from the Councillors still in attendance that the Façade in particular should be maintained and that the Ship should not be demolished. Ideally any development should generate some community benefit either by employment, accommodation or public amenity (or a mixture of all three). Any proposal however should not have an overbearing impact on adjacent properties in terms of mass, proximity, noise and general loss of amenity. It was agreed that all Councillors would develop their view of what was best for the Site and the Village as a whole.

An e-mail from Mr and Mrs Russell regarding the future of the Ship was read out. It is their desire that the Ship continues to provide a public house facility.

The Clerk will be asked to arrange a meeting with the Planning Consultant.

#### **460/12 Minor Matters or Items for Next Agenda**

Cllr Turner stated that expenses for the refurbishment work on the Red Telephone Box of £521.96 had been received from Mr Charles Clapham. These will be paid as agreed at the Parish Council meeting on 3<sup>rd</sup> July 2012 and the Clerk will be asked to prepare a cheque.

Cllr Knapp expressed concern regarding the state of the pavement outside of the Memorial Hall which it was agreed is becoming a Health and Safety hazard. The Chairman will contact Street Care and on his return Cllr Riddle will be asked to follow this up.

*This concluded the business of the meeting, which closed at 8.45 pm*

*Next Meeting: Tuesday 4<sup>th</sup> September 2012.*

Signed by Chairman

4<sup>th</sup> September 2012