

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 21st December 2017

356/17 PRESENT:

Cllrs Robert Bettley-Smith (from min.359), Mandy Berrisford, Seb Daly, Graham Ecclestone, David Hales, Ian Walton and Chris Watkin.

357/17 IN ATTENDANCE:

Three members of the public.
Gwyn Griffiths (Clerk).

358/17 Apologies for absence had been received from Cllrs Head and Townsend, and Borough Cllr Frankish.

[Cllr Bettley-Smith joined the meeting at this point]

359/17 Members considered the declaration of interests in agenda items. There were no declarations at this point.

360/17 In advance of public participation the Chairman outlined the background to the planning application which formed the main business of the meeting. He explained that planning permission had been granted for a housing scheme in 2006 which was still considered to be a "live" permission. The new application appeared to be better than the existing permission and the Conservation Advisory Working Group had resolved to support the application, subject to some amendments to the design.

361/17 The Chairman outlined the procedure for public participation before inviting comment.

362/17 The first member of the public commented that he had been resident in the area since 1972 and was concerned that permissions had been granted which were inappropriate, particularly given the proximity to the Grade II* Listed Summer House., particularly on the site of the former Blue Bell. He had no problem with the principle of development but it must be in keeping with the area, and he had reservations regarding the three-storey element proposed.

363/17 The second member of the public echoed these concerns but was also concerned about parking issues during development and the impact of construction work on the immediate neighbours.

364/17 The Clerk advised members that Cllr Thomas had resigned from the Parish Council and that there were therefore two vacancies which could be filled by co-option at the discretion of the Council.

365/17 Members considered the following planning application.

17/00968/FUL Nine dwellings (4x2-bed cottages, 1x3-bed cottage, 3x2-bed apartments, 1x2-bed dormer bungalow), associated car parking, landscaping etc, former Wrinehill Garage site, Main Road, Wrinehill

RESOLVED

With the exception of the design and detailing to the three storey apartment block the Parish Council has no objection to the application as it is a significant improvement to the previous planning consent.

The (West) elevation to New Road of the three storey apartment block, which itself should be retained, needs to be modified to avoid competing visually with the Summer House: a more traditional elevation, without the juliet balconies and French windows, and similar to the West elevation of the Summer House would be more appropriate to the significant village setting and also the Conservation Area.

The choice of materials, particularly the brick and roof covering, should be similar to, and in keeping with, the traditional (vernacular) materials used throughout the village on similar properties. Choice of materials is something the Conservation Officer needs to be given the authority to agree, as part of the Planning Conditions.

The Parish Council strongly supports the views of the Conservation Officer on this proposal as set out in her report of 20th December.

The proposal is in accordance with the emerging Neighbourhood Plan in terms of meeting identified housing needs within the Parish.

The Parish Council is of the view that this development should be completed within a reasonable period of time not exceeding five years.

The £11,158, by way of a Section 106 obligation or unilateral declaration, needs to be transferred to the Parish Council to spend on landscape improvements in the immediate area and elsewhere in the Parish, as appropriate. The Parish Council would consult the Conservation Officer on such landscape proposals.

The Local Planning Authority will need to ensure that adequate provision is made to accommodate necessary works traffic without creating a road hazard.

366/17 The Clerk advised members of the receipt of a planning application and invited them to consider how it should be dealt with. In view of the application only being a minor alteration to a previously approved scheme it was **RESOLVED** that the application be dealt with at this meeting.

367/17 Members considered the following planning application.

17/00747/FUL Two storey rear extension to enlarge kitchen and form a first floor sitting room, and a ground floor side extension to form a shower room, Rostherne, Common Lane, Betley.

RESOLVED that the Parish Council has no objection to the proposal.

368/17 The Clerk submitted to members a list of invoices to hand and payments due.

RESOLVED a) that the Council authorises payment of the following:

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|----------------------------|--|----------------|-------------|
| L Rimmer | Meml Gdn Maintenance | £680.00 | 1327 |
| Betley Village Hall | Hall Hire | £205.00 | 1328 |
| The Swan Inn | Hall Hire (Neighbourhood Plan) | £200.00 | 1329 |
| Audley Rotary Club | Donation (Christmas Lights Event) | £200.00 | 1330 |

369/17 Members considered issues relating to council communication. The Clerk would prepare notes for the February Parish News

370/17 Date of the next meeting: Thursday 25th January 2018.