

BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

Minutes of the meeting held on 19th July 2012

PRESENT

Cllrs Robert Bettley-Smith, Mandy Berrisford, Seb Daly, Dave Hales (from min.210), Richard Head, Hayley Kerr, Frank Speed (from min.210), Jo Thomas and Chris Watkin

IN ATTENDANCE

Gwyn Griffiths (Clerk)
Three members of the public

208/12 Apologies for absence were received and accepted as valid reasons for absence under Section 85 of the Local Government Act 1972 from Cllrs Ball (family), Burton (holiday) and Harrison (work).

Apologies for likely late arrival had been received from Cllrs Hales and Speed.

209/12 Members considered the declaration of interests in agenda items.

Cllrs Berrisford, Daly and Head each declared personal interests in planning application 12/00338/FUL (The Butts) as they were personally acquainted with the applicant.

210/12 The meeting was adjourned to permit public participation.

One member of the public wished to comment on planning application 12/00362/AGR (Old Hall Farm).

[Cllr Hales joined the meeting at this point]

She felt that the application was not an extension as described but a large free-standing structure. It would remove passing views of the Old Hall and the listed Model Farm complex. It could cause an obstruction to access, and posed a fire risk to the nearby listed buildings.

[Cllr Speed joined the meeting at this point]

There was no agricultural need for the specific site, and should be located in a less sensitive area. The application contained inaccurate and misleading information e.g. the distances from Old Hall, and the practicalities of access. The application stated there would be no increase in traffic, but this was surely inevitable. The existing facility had not been used agriculturally for nine years. The neighbouring Dovecote, a listed building, had suffered water damage which would be worsened by run-off from such a large building.

211/12 Members considered the following planning application:

12/00309/FUL Refurbishment of existing flat roof extension to include first floor balcony, Peel Croft, Post Office Lane, Balterley.

RESOLVED that the Parish Council has no objection to the application

212/12 Members considered the following planning application:

12/00338/FUL Erection of detached dwelling, land opposite 1 Church Villas, The Butts, Church Lane, Betley.

RESOLVED that the Parish Council has no objection to the proposed amendments to the existing planning consent and is of a view that the revised design is a more appropriate development for the particular location.

213/12 Members considered the following planning application:

12/00344/FUL Retention of detached garage, Whitegates, Main Road, Betley.

RESOLVED that the Parish Council has no objection to the application, but in view of the comments from the neighbour about the reduction in light, which is also of concern to the Parish Council, if the Borough Council is minded to give planning consent it will need to confirm that the development has not had a significant adverse impact upon the natural light available to the neighbouring property. The Parish Council also has concerns that the footings of the building will have an adverse impact on the roots of the hedge (which is itself a feature of the Conservation area), leading to dieback.

214/12 Members considered the following planning application:

12/00362/AGR Prior notice of agricultural development: extension of Dutch Barn, The Old Hall Farm, Main Road, Betley.

RESOLVED that the Parish Council objects most strongly on the following grounds:

a) that three members of the Council in a position to express professional or agricultural views consider that the facility should be sited elsewhere on the holding for sound agricultural reasons;

b) that the application is defective in the following particulars:

1) the location plan is inaccurate in placing the edge of the proposed building some 10m from the accessway when in fact it will come to its edge;

2) the application states that the building is located 50m from Old Hall when in fact it is 14.3m from the boundary wall with Old Hall, and 28.3m from the Old Hall building;

3) the new building is described as an extension despite being 22.86m x 12.192m against the 18.5m x 7.4m size of the existing building; the new building would also not appear to use any part of the existing structure for support, and the existing building does not appear capable of supporting the new structure in any event;

c) that the proposed development would be visually intrusive and have a very significant adverse impact on a nationally important listed building (Model Farm, Grade II*) and other significant listed buildings (Old Hall, Grade II* and The Dovecote, Grade II), by its intrusive impact on the context of the assembly of listed buildings both individually and as a grouping;

d) that the proposed development, by virtue of its siting, design, scale and materials, would irreparably harm the character, appearance and special interest of the Betley Conservation Area;

e) that the Parish Council is therefore of the view that the proposed development is therefore contrary to Local Plan 'saved' policies B5, B9, B10 and B13, which are intended to preserve and protect the special character, appearance and setting of buildings and areas of special merit, such as Listed Buildings and Conservation Areas.

215/12 Members considered the following planning application:

12/00357/OUT Demolition of former public house, erection of 9 dwellings, formation of vehicular access, associated garaging, car parking and landscaping Blue Bell Inn, New Road, Wrinehill.

RESOLVED that the Parish Council objects in the strongest terms to the application on the following grounds:

a) that despite the statements made by the applicant it is apparent to the Parish Council that best endeavours have not been used to sell the property for continued existing use, and the Parish Council is aware of serious expressions of interest which have not been progressed by the vendors;

b) that the fact that the site immediately opposite the application site, having previously been in commercial/ employment use, and having been cleared to permit a residential development, has lain vacant and undeveloped over several years brings into question the viability of residential development on the application site.

The Parish Council strongly objects to the proposed demolition and outline application but, in view of the additional information and illustrative details contained within the application, feels it appropriate that – if the planning authority was minded to approve the application – it makes the following points:

a) the existing building forms an important gateway feature at the entrance to the settlement of Wrinehill and the broader parish, and the development as proposed would create an inappropriate urban styling on the very edge of the village;

b) the density proposed, of nine properties (or 10 properties indicated by paragraph 6.10 of the supporting documentation) is too high for the site, and entirely inconsistent with the character of the area;

c) the size, shape, form and design as illustrated are not relevant to the character of the area, and would be more appropriate to an inner-urban area;

d) the Council is unconvinced that the styling reflects the character of other properties in the area, as illustrated in the accompanying documentation.

In the opinion of the Parish Council demolition of this important and historic gateway building should not be considered for consent until a viable and appropriate end use is settled through an acceptable full planning application.

216/12 The Clerk advised that two further planning applications had been received, which could be considered at the scheduled meeting of 26th July.

217/12 The Chairman advised members that action to remove the two lowest branches on the Memorial Garden conifer had been taken under the Council's Standing Order relating to Urgent Business, in view of a potential Health and Safety liability. The Clerk confirmed that the work had been actioned in the appropriate manner

RESOLVED that the actions of the Chairman, in consultation with the Vice-Chairman and the Clerk, be endorsed and the invoice received be approved for payment.

218/12 The Clerk advised members that, in accordance with the Council's resolution 78/12 c of 22nd March 2012, he had arranged payment of the following invoices relating to the events held to mark HM The Queen's Diamond Jubilee:

R Morris	Reimbursement (Children's Event)	£174.72	966
House of Tulips	Flowers	£ 15.00	967
R&I Pilkington	Children's Entertainment	£150.00	968
J Thomas	Reimbursement (various items – beacon event)	£597.60	969

RESOLVED that the payments made be noted.

219/12 The Clerk submitted to members a list of invoices to hand and payments due, including further items related to the Diamond Jubilee events.

220/12 **RESOLVED that the Council authorises payment of the following:**

DT Askey	memorial garden maintenance	£135.00	1051
Betley Village Hall	hall hire	£ 26.25	1052
Green Valley Tree Surgery	memorial garden work	£ 40.00	1053
J Thomas	reimbursement		
	(pa equipment)	£ 92.23	1054
NFU Mutual	insurance (Jubilee event)	£ 75.00	1055
Brookside Porkers	meat supply (Jubilee event)	£550.00	1056
G Newsome	toilet hire (Jubilee event)	£360.00	1057