

# BETLEY, BALTERLEY & WRINEHILL PARISH COUNCIL

## Minutes of the meeting held on 12th October 2017

### 288/17 PRESENT:

Cllrs Robert Bettley-Smith, Seb Daly, Graham Ecclestone, Richard Head and Chris Watkin.

### 289/17 IN ATTENDANCE:

One member of the public.  
Gwyn Griffiths (Clerk).

290/17 Apologies for absence had been received from Cllrs Berrisford (work), Speed (prejudicial interest), Thomas, Townsend (family) and Walton (family).

291/17 Members considered the declaration of interests in agenda items.

Cllrs Bettley-Smith, Daly and Head each declared a personal interest in planning application 17/00768 as an objector was a fellow member of the Neighbourhood Plan Steering Group.

292/17 There was one member of the public present who outlined his objections to planning application 17/00768.

293/17 The Clerk advised members that the appeal against the refusal of planning permission for housing on the former golf course at Wychwood Village had been dismissed.

294/17 The Clerk reported that there had been no matters dealt with under the provision for urgent business since the last meeting.

295/17 Members considered a letter received from the Parochial Church Council asking for the Parish Council's support in principle for a scheme to enhance the War Memorial Window in St Margaret's Church including - potentially - a plinth on the Memorial Garden drawing attention to the existence of the window.

**RESOLVED that the letter be received and that the Parish Council support the project in principle.**

296/17 Members considered the following planning application.

**17/00768/FUL Conversion of existing garage into living accommodation, replacement of garage doors with a bay window and folding screen, alteration of window to lounge to form patio doors. New parking and turning area off existing driveway, Eastcote, Main Road, Betley.**

**RESOLVED that the Parish Council objects strongly to this application.**

**The work already completed by the removal of the existing terraced garden and several trees has had a serious detrimental impact on the appearance of the**

**Conservation Area contrary to saved Local Plan Policy B10 which requires development to “preserve or enhance the character and appearance of a Conservation Area”.**

**Refusal of permission is necessary to comply with saved Local Plan policy and to be consistent with previous decisions on similar applications (e.g. at Sunnyside - see 04/00780/FUL and 04/01332/FUL).**

**The application is also defective in a material particular as information supplied appears to be inaccurate. In Question 7 the applicant has stated that there are no trees or hedges within falling distance of the proposed development and that no “trees or hedges need to be removed or pruned in order to carry out your proposal”. In fact such trees and hedges have already been removed in order to facilitate the proposed development in advance of the application even being considered. The Local Planning Authority should also establish whether the trees removed were such as to require prior notification under the Town and Country Planning Act 1990.**

**The Parish Council urges the Local Planning Authority to refuse the application, and to take all necessary steps to require the reinstatement of the terraced garden with a landscaping scheme to repair the damage done to the character and appearance of the Conservation Area.**