

Minutes of Avon Dassett Parish Council

Extraordinary Meeting to discuss planning applications

Tuesday 3rd May 2011

The meeting commenced at 7.30 pm

Present: Cllrs Jill Burgess (Chair); Lily Hope-Frost; Sarah Richardson (Minute taker); David Hutt (replacement Chair)

Tony Deeming, Trevor Gill

1. APOLOGIES: None
2. DECLARATION OF INTERESTS: Jill Burgess declared a prejudicial interest in applications: 11/00720/FUL; 11/00709/FUL and 11/00799/DEM. Therefore David Hutt was elected as Chair in her place for these items (Proposed SR, seconded LHF). JB withdrew after making comments on all three applications, however these are minuted separately for coherence.
3. APPLICATION 00906/TREE: The Parish Council makes no representation
4. APPLICATION 00950/TREE: The Parish Council makes no representation
5. APPLICATION 11/00799/DEM: The Parish Council makes the following comments: We support the immediate demolition of the garages and the clearance and landscaping of the site. However, we are concerned about the possibility of hazardous asbestos content and therefore would like to stipulate that this is assessed and the demolition carried out with regard to the health and safety of nearby residents.

These comments were endorsed by TG and TD who live near the garages.

6. APPLICATION 11/00709/FUL: The Parish Council objects to this application on the following grounds:
 - a. the Avon Dassett Parish Plan showed no evidence of a need for garage-parking in the village
 - b. the unadopted road giving access to the site is not currently maintained and has no adequate drainage. The Parish Council therefore think it imperative that if the application is granted there should be a condition requiring full storm drains throughout the whole road to connect with those on the adopted highway to ensure the removal of storm water in an area of the village that has historically suffered severe flooding.
 - c. The unadopted road is not adequate to take the extra traffic that would be a result of the erection of the garages

- d. The height is not in keeping with the other period cottages in the area. The Parish Council suggest that the garages are single storey with no storage.
- e. The garages represent overdevelopment of a small site and would dwarf the surrounding period cottages.
- f. The suggested building material for the garages is brick. This is not in keeping with the Parish Council's adopted Village Design Statement
- g. There was considerable opposition in the village to the plans when they were previously presented

These comments were endorsed by TG and TD.

7. APPLICATION 11/00720/FUL: The Parish Council objects to this application on the following grounds:

- a. The proposed garage is out of proportion with the adjacent period cottages and the Parish Council suggest that a single storey garage would be more appropriate
- b. The suggested building material for the garages is brick. This is not in keeping with the Parish Council's adopted Village Design Statement
- c. There are concerns about access to the site from the highway given the restricted vision
- d. There was considerable opposition to the plan when previously presented.

These comments were endorsed by TG and TD.

The meeting closed at 8.15 pm