

WELLESBOURNE PARISH COUNCIL

The minutes of a Extraordinary meeting of the Council on Wednesday 21st December 2011 at 6.45pm at the Parish Council Office, 2 School Road, Wellesbourne

Present: Chairman: Cllr Johnston Cllrs: Mrs Bartlett, Blundall, Mrs Bolton, Kendall, Parton, Shepherd Clerk: Mrs Scriven Members of public: 8 Members of Press:0 District Cllrs:0

1. Approval of Apologies for Absence – none

2. Declarations of Interest

Declarations of interest (personal or prejudicial) under the provisions of the LGA 2000, Parish Councils (Model Code of Conduct) Order 2001.

Cllr Mrs Bolton personal interest in the Village Hall as Buildings Trustee for the Village Hall

Cllr Close personal interest in connection with St Peters Church as a member of the church and a personal and prejudicial interest in Chedham's Yard as a Trustee

Cllr Grantham prejudicial interest in connection with Wellesbourne Conservative Club Ltd and a personal interest in all matters appertaining to Walton Estates.

Cllr Johnston personal interest as a County Councillor, in all matters regarding WCC, Hampton Lucy Grammar School Foundation as a member of the Board and Chedham's Yard as the husband of a Trustee.

Cllr Kendall personal interest as a District Councillor

Cllr Mrs Rose prejudicial interest in connection with the Conservative Club Ltd and the Heart of England Co-operative Society as an employee

Cllr Shepherd personal interest as a member of Vision 4 Wellesbourne

3. Confirmation of the Order of the Agenda and identification of any items that might be resolved for confidential session - Accepted

4. Open session for members of the public to raise any matters of relevance to the Parish and for any Cllr with a prejudicial interest in an item on the agenda to speak on that item.

Residents living around the site of planning application No. 11/02476/FUL spoke of their concerns regarding the planned development, including biodiversity, noise nuisance, loss of wildlife, potential problems caused by HGV activity alongside listed buildings with shallow foundations, traffic congestion, lack of vision splay at exit, safety implications on pedestrians where no footway is provided, and the modern design impact against listed buildings on the street scene. Concern was also raised about the removal of trees, rainwater drainage, lack of provision for adequate soil waste into an already failing sewer system. It was noted that a further development would make it difficult to get emergency vehicles to the rear property, with no turning space available. Members of the public speaking were: Mr Parlington, Sycamore Close, Mr Rogers, Sycamore Close, Mr Lakie, School Road, Mr Keen, Sycamore Close.

5. Urgent Planning issues

1.

11/02674/FUL	Erection of one dwelling with associated works		
At	Land of the rear of 15-16 School Road	For	Mr Dempsey
Officer dealing	Eleanor Bass	Due date	2 January 2012

The Parish Council **objected** to this application on the following grounds:

The proposed development did not accord with the existing buildings, and would harm the character and appearance of the area, cause noise disturbance and loss of privacy. There is no mention of foul water drainage, and no remedy for rainfall onto the land.

The application does not accord with the Government highway design guide, any access requires to be a minimum of 4.5m and the exit is only 3.5m. The vision splay from the exit contravenes the Government design guide, and it would be detrimental to pedestrians causing the potential for traffic congestion on a busy junction. Concern was raised regarding the shallow foundations of the existing buildings which could be undermined by heavy goods

vehicles travelling on and off the site, and the difficulties caused to emergency vehicles which could impede on the exit egress of the new development if attending at the rear of the existing properties.

It was noted that the land had been left to become overgrown and was now a haven for wildlife with a rich and diverse food source including Fruit, nuts, berries such as holly, elderberry, blackberry, crab apple, which encouraged a wide range of birds and animals to the site, including butterflies, hedgehogs, foxes, grass snakes, birds of prey, garden birds and bats that use the area as a feeding corridor.

The design and access statement suggests that there would be no view from/to habitable rooms of existing properties, but any person passing through the corridor would be able to clearly glance into the adjacent properties.

6. Date of next meeting 3rd January 2012 - noted

There being no further business to discuss, the meeting closed at 7.10pm

Chairman....Cllr Johnston.....

Signed.....

Dated.....