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| **ODDINGTON PARISH COUNCIL****MINUTES OF A SPECIAL MEETING HELD ON 8 JANUARY 2015** |

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| Present:  Cllr S Watkin - Chairman  Cllr A Every - Vice Chairman Cllr A Cox  Cllr A Betts Cllr Lewis Cllr J Sawyer  CDC Cllrs Penman  |
| Apologies Cllr M Green |
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1.The Chairman welcomed 19 members of the public to the meeting which she explained was being held to allow people to comment on the planning application14/05354/FUL Severn House, Lower Oddington.She introduced Simon Taylor the planning consultant who explained the proposals to extend and alter the existing dwelling.

2. The Chairman adjourned the meeting to allow for public participation.

3. Following discussion it was agreed that the following comments should be made to CDC planning department.

**General**

There was considerable consternation in the village concerning the changing village scene caused by developments to three houses within the same family ownership (New Place, Kitsbury Orchard and now Severn House). At least some of these developments have been carried out without planning approval and have been subject to retrospective planning approval. On the subject of planning application 14/05354/FUL, Severn House, the Parish Council had no comments on the proposed extensions and alterations to the main house but because of the extensive disruption experienced when work was carried out at New Place, the Council very much hoped that the work at Severn House could be carried out with more consideration to residents. Sadly things had not got off to a good start and much concern had been caused in the village by the wholesale clearance of the woodland garden at Severn House over a weekend in mid- December. This had occurred before either CDC or Oddington Parish Council had the opportunity to examine the plan and was a particularly sensitive matter as 42 trees on the site have TPOs on them.

It was noted that the tree report was wrong in stating that the footpath to the rear of Severn House is rarely used. It is in fact well used.

**Conditions**

It was agreed that the Council should ask for the following conditions to be imposed as part of any planning approval.

**The hedge to the front of Severn House to be replaced**. It is stated within the design statement (4.5) that the hedge on the front, roadside boundary would be retained. However in the planning application there is only mention of a post and rail fence. The Parish Council believes that the current hedge is beyond redemption but would insist that the hedge is replaced with a mature hedging of native species and that this should be a condition of planning.

**Outbuilding not to be sold separately**. The outbuilding (3.4) which is of substantial dimensions should remain as office/storage and not be separated from the main house as a separate dwelling.

**Lighting scheme**. With regard to potential lighting of the house we would ask that external lighting should be for safety/security purposes only. This is a very visible location and residents are concerned about potential light pollution. To this effect we ask that an external lighting proposal should be submitted to CDC planning department.

**Contractors parking**. Concern was raised about parking by contractors opposite the Village Hall and playground. We would request that parking should be kept within the curtilage of the site or within the adjacent field which is in the same ownership. There should be no parking in the layby which is the bus stop, nor in the Village Hall car park which is private property. By parking on the property, the safety of villagers would be protected as would the grass verges and the road. Furthermore any damage caused to the verges and roads should be repaired on completion. We would ask that this should be a condition of planning.

**Trees**. In the report of the retained tree specialist, B J Unwin, he makes reference to the removal of roadside birches. There are several mature trees on the roadside verge outside the boundary of Severn House. It is not within the remit of the owners to remove these trees (if indeed that is the intention).

**Landscaping scheme**. In view of the fact that there has already been major site clearance we would ask that a detailed landscape scheme be submitted.

**Permitted development rights**. The Parish Council would ask for the removal of permitted development rights.

 The Clerk was asked to invite the planning officer to reply to these points.

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 Chairman

26 February 2015