

WROXETER & UPPINGTON PARISH COUNCIL

MINUTES OF EXTRAORDINARY COUNCIL MEETING HELD ON 8TH JUNE 2015 AT 7.30PM AT THE WROXETER HOTEL, WROXETER

PRESENT: Chairman –B. Nelson (BN), J. Davies (JD), L. Davies (LD), P. Davies (PD), M. Millington (MM), S. Rowlands (SR), I. Sherwood (IS)

Clerk: Cllr. Nelson took minutes I

In attendance: Shropshire Councillor Claire Wild, Mr Darryl Wright of Bleazard & Galletta (representing the applicants), Mr P & Mrs I Stanhope of 4 Charlton Hill, Mrs V Preece of 1 Charlton Hill, Mr David Rowlands of “Viewpoint” Charlton Hill.

017/1516 PUBLIC SESSION

Mr Wright was invited to outline the nature of the application and to provide any background to the application that he wished to share with the meeting. In doing this he talked about the nature and condition of the present buildings, water supply matters & sewage treatment, the reasons for the proposed relocation of the dwelling and garaging on the site, the access relocation, various design aspects and the ecological credentials of the building, the intention to use natural and local materials in the construction where possible, the retention of existing hedgerows and new plantings to screen the property.

The four immediate neighbours present were each invited to give their views on the application. All expressed their support for the application and spoke very positively of the proposed design. They each said that the development would improve the site significantly compared with the property currently there and none saw any significant issue with the scale, design or siting of the proposed buildings nor the relocation of the access point to the site.

All councillors were invited to express their views on the application during the public session in order that the applicants' representative and neighbours could respond to their comments.

Cllr Wild asked various questions of Mr Wright with regard to the proposed design of the property and to the re-siting of the dwelling and change of access.

Considerable discussion took place on the relocation of the access point to the property which the majority of parish councillors thought very unwise for reasons of highway safety. Cllr Paul Davies gave a detailed input into these discussions based on his significant experience in this field.

Parish councillors also commented on the size of both the dwelling and the associated garaging and it was felt by all of the councillors who commented that the proposed property and garages were overly large in relation to the location, nature and setting of the site.

Cllr Liz Davies thought it inappropriate to move the location of the property from its current position to that which was being proposed. This was supported by Cllr Ian Sherwood but it was not seen as a significant issue by other councillors.

Members of the public were given a final opportunity to comment prior to parish council consideration of the matter.

018/1516 APOLOGIES FOR ABSENCE

Received and accepted from Cllr. Amos.

019/1516 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

None declared.

020/1516 PLANNING APPLICATION FOR COMMENT - 15/02038/FUL - 3 CHARLTON HILL, WROXETER, SHREWSBURY, SHROPSHIRE, SY5 6PS - ERECTION OF REPLACEMENT DWELLING AND GARAGE, RELOCATION OF ACCESS AND ASSOCIATED EXTERNAL WORKS

It was proposed by Cllr. Liz Davies that the council should not formally object to the application but should make observations on the matters which were seen to be of concern. This was seconded by Cllr Paul Davies and **RESOLVED** unanimously.

The response to the application was **AGREED** as follows:

"This application was discussed by Wroxeter & Uppington Parish Council at its meeting of Monday 8th June 2015 at which it was proposed not to submit a formal objection to the development but to draw attention to the following concerns:

- 1. It was felt that the location of the proposed new access to the site would be very hazardous, emerging onto the lane so close to the blind bend to the north and we would recommend that a more satisfactory solution be agreed before the application is allowed. The parish council's view is that a possible solution could be to provide access to the lane at the north-east corner of the site, adjacent to the point where the estate track meets the lane. If carefully configured, the council believes this would offer much improved visibility, with a good sight-line in both directions along the lane.*
- 2. The parish council's second concern is with regard to the overall size of both the proposed dwelling and it's associated garaging and it is hoped that ways could be found to scale down the development to a size which would be more in keeping with the location, nature and setting of this site."*

The Chairman thanked both Mr Daryl Wright for his input into the meeting on behalf of the applicants and all neighbours present for giving up their evening to express their views on the application.

The meeting closed at 8.30pm.

SIGNED (CHAIRMAN)

DATED

DRAFT