

## **Harbury Parish Council**

### **Minutes of the Ordinary Parish Council Meeting**

**16 December 2014 at 7.30pm**

**The Farley Room, Harbury Village Hall**

#### **Present**

Cllr Lockley (Chairman)

Cllr Mancell

Cllr Summers

Cllr Hancock

Cllr Lewis

Cllr Knowles

Cllr Allen

Cllr Thompson

**Absent:** Cllr Thornley; Cllr Ekins

#### **In Attendance**

Mrs Alison Biddle, Clerk to the Council

#### **Members of the Public**

Mrs Linda Ridgley, Harbury News  
15 residents

**14/187 Apologies:** Cllr Thornley

#### **14/188 Declarations of Interest**

Cllr Summers declared a pecuniary interest in the planning application for 75, Mill Street as this is her daughter's property.

Cllr Knowles and Cllr Mancell each declared a personal interest in the planning application for 75, Mill Street as they are close neighbours.

**14/189 Dispensations:** None

#### **14/190 Public Participation**

#### **Lullington Lodge Planning Application**

A number of concerns were raised in relation to the planning application. These included the following:

- The development is very close to the neighbouring property on the right of the site. It is much higher than that property and the chimney is opposite the bedroom window. The occupant is worried that it will stop the light to her property and that there is a risk of smoke contamination from the chimney. There were also concerns about the increased fire risk because of the proximity of the new building.
- The site is within the conservation area. It does nothing to enhance the area and should be resisted. It is against the policies in the village design statement and parish plan as well as the NPPF.
- There would be a significant loss of amenity to residents and visitors. The sense of openness and space would be lost.
- There would be a loss of significant trees and this would also impact adversely on the local wildlife which would suffer a loss of habitat.
- The development is too large, too high and the design and materials are inappropriate for the location.

The applicant was also present. He explained that the house had been positioned within the site as it has in order to address the issues raised by the planning inspector on a previous appeal which related to the removal of various trees.

#### **Old New Inn Planning Application**

Despite the change from 2 no semi-detached houses to 1 no 4 bedroom house, there is still a lack of parking spaces. The development would still have a massive detrimental impact on the street scene.

## **7 Ridgley Way**

If the garages are used for accommodation this could mean more on street parking. It was pointed out that the drive for this particular property can accommodate several vehicles. Councillors expressed disappointment that extensions and alterations were to be made to properties on this development which had been built to a well thought out design and layout and have only recently been completed.

## **14/191 Planning**

1 14/03313/TREE

T1: Scrub Oak: Crown lift to a height of 4.5m

T2: Cedar: Fell

**The Old Bakery, Chapel Street**

It was **RESOLVED** to make no representation.

2 14/03098/FUL

Proposed construction of 1 no. four bed two storey dwelling together with creation of new vehicular access, demolition of section of boundary wall and erection of 2 no. gate piers measuring 1.7m high

**Lullington Lodge, 1 Dovehouse Lane**

It was **RESOLVED** to object on the following grounds:

- Infill of a garden plot within the conservation area which the development does nothing to enhance;
- Overbearing impact on neighbouring properties and loss of light to those properties;
- Adverse impact on street scene;
- Too close to neighbouring properties;
- Loss of trees and wildlife habitat;
- Inaccuracy of tree survey;
- Demolition of old stone wall which should be preserved

3 Amendment to 14/02646/OUT

Outline application for the conversion of Old New Inn to 2 no. dwellings (both 3 bedroom) and the erection of 1 no. detached dwelling (4 bedroom) and 5 no. terraced cottages (all 2 bedroom) (only landscaping reserved for subsequent approval)

**Old New Inn, Farm Street**

**N.B.** The description of the development has been amended to read as above. The changes to the original application are that the proposed 2 semi-detached properties have been changed to 1 no. four bedroom property. Parking is now shown as 2 per dwelling.

It was **RESOLVED** to reiterate the previous objections raised to this application which would cause demonstrable harm in the conservation area.

4 14/03404/FUL

Alterations and extensions to existing detached property. Revision to previous application ref: 14/00691/FUL granted approval 15/07/14.

**7 Ridgley Way**

It was **RESOLVED** to make no representation.

5 14/03431/FUL  
Double storey front extension  
**75 Mill Street**  
It was **RESOLVED** to make no representation.

6 Correspondence  
The following items were noted.

i 14/03002/FUL,  
10, Constance Drive; emails from planning officer.

ii 14/02492/FUL  
The Spinney, Hall Lane; notice of amendment to site access (removal of doors to repositioned garage to facilitate its use by barn swallows).

It was also noted that Cllr Thompson will attend the area planning committee tomorrow evening to make representations on behalf of the parish council in respect of each of the above planning applications to which the parish council has objected.

**Meeting closed at 8.22pm**

Signed.....Chairman      Date.....