

# **Extraordinary meeting of the Parish Council**

## **Milson and Neen Sollars**

**Date Notice Given: 06/09/2014**

**To be held at:** Victory Hall, Neen Sollars, DY14 0AL

**Date:** 15<sup>th</sup> September 2014

**Time:** 18.00 Hrs

### **Summons:**

Cllr Graham Wilkinson (Chairman)	01299 270175	<a href="mailto:gwilko49@gmail.com">gwilko49@gmail.com</a>
Cllr Chris Jones (Vice Chairman)	01584 890486	<a href="mailto:chris@milsonairstrip.co.uk">chris@milsonairstrip.co.uk</a>
Cllr Steve Painter	01299 832981	<a href="mailto:susan@susanpainter.orangehome.co.uk">susan@susanpainter.orangehome.co.uk</a>
Cllr Anne Horsley	01299 271225	<a href="mailto:horsley40@btinternet.com">horsley40@btinternet.com</a>
Cllr Mazella Witts-Hewinson	01299 271258	<a href="mailto:zell@mazellawh.plus.com">zell@mazellawh.plus.com</a>
Tony Price (Clerk to Parish)	01299 271535	<a href="mailto:tony@slottools.com">tony@slottools.com</a>

**Apologies: Anne Horsley (no written communication)**

**Declaration of Interest: GW will stand down on agenda item 1 Vice chair will take agenda item.**

### **Agenda:**

**1. Fern Cottage application 14/03735/FUL | Conversion of outbuilding to create domestic accommodation; erection of attached open fronted double garage.**

A motion has been put forwarded by MWH and second by SP to write to Planning Officer Emily Napier.

On inspection of the application submitted by Mr Tea of Fern Cottage, Neen Sollars Councillors have reviewed the Material Planning Considerations and have raised the following points:

- **Layout of Building** ~ The application is on the register of listed building and falls with-in the Conservation area of Neen Sollars. There have been comments from SC Conservation (Historic Environment) and SC Archaeology (Historic Environment) there needs to be input from English Heritage.
- **Landscaping** ~ This development has been inappropriately landscaped for a listed building. A landscape scheme needs to be submitted for the proposed development.
- **Effect on Listed Buildings** ~ Existing planning application(s) have been completed to a poor level, additional development will exacerbate the situation. A condition of planning needs to be enforced preventing habitation of the proposal until all works are finished and the site cleared of surplus building materials and associated debris.

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- **Physical Infrastructure** ~ No attempt has been made to show how both storm and foul drainage will be dealt with at this development. A porosity test by a competent person is required to establish if the ground can take this volume of run off.
- **Loss of Trees** ~ Successive planting schemes have been imposed at this site due to the large amount of trees removed to the North. A number of trees (about 8) planted have subsequently died and not been replaced. There are also three existing trees (about 35 feet) to the West of the development.  
A schematic drawing needs to be added to the planning application identifying the existing trees and where missing trees will be replanted. There is a concern that the existing tall trees to the West will be cut down to provide additional light to the Workshop and Spare room. Such further loss of natural bird habitat would not be acceptable.

References attached:

Neen Sollars Conservation Area

Image of Trees to West of Proposal

Clerk to identify what restrictions are placed on Grade II listed buildings relevant to completion of building works.

### **2. Update/Explanation on Standing orders/Legal Briefings and Legal Topic Notes.**

Chairperson GW requested Clerk to Parish to present an outline of the current information flow from SSC to Parish Councillors. It was put for consideration all communications from SSC i.e. Legal Briefs, LTNs, Planning and Bulletins will be e-mailed on arrival, other information will be screened by Clerk and presented at the next Parish Council meeting.

GW explained the volume of work to be transacted at the next Parish Council meeting and informed the Councillors the planned Broadband presentation would be moved to a subsequent Parish meeting.

### **3. Correspondence for consideration.**

None

### **4. Next meeting set 19:00Hrs 13<sup>th</sup> October 2014**

### **5. Meeting Closed: 18:41 Hrs**