



Minutes of Extraordinary Meeting of the Parish Council

7:30 pm, Monday, 31 January 2022

Pillerton Priors Village Hall, Kineton Road, Pillerton Priors, CV35 0PJ.

Present

Cllr. William Forsyth (WF, Chair)
Cllr. Alec Hitchman (AH)
Cllr. Ian Brooks (IB)
Cllr. Simon Emery (SE)
Cllr. Catherine Hewson (CH) – co-opted

Apologies

None

Public

Four members of the public

In attendance

Alana Collis, Clerk to the Council (AC)

1. Apologies

None

2. Declarations of Interest

None

3. Dispensations

None

4. Public Forum

Two residents, who are immediate neighbours raised concerns about the planning application for Holly Tree Cottage. The first raised concerns including:

- Concern that the applicant (their neighbour) had not spoken to them prior to the application being submitted, although not a requirement, this was considered discourteous.
- It was noted that the application for a swimming pool and pool house in a conservation may not be well received in a rural community and that it would be appropriate to look at policies related to what is, and is not permitted in a conservation area.
- It was acknowledged that there is a footpath between the two properties however, the resident expressed concern that the development would harm the character of the village. The resident's bedroom is less than 10 m from the pool house and approximately 17 m from the pool.
- There was concern of the level and duration of noise that would impact them, particularly since the pool house was located on the boundary of the property so there was no ability to screen noise.

The second resident raised concerns that:

- The fence on the proposed application is outside of the hedge and they considered that property boundary is in the middle of the hedge. The application indicates that the hedge will be removed.
- The plans indicate a large amount of the garden will be paved and that this may cause problems regarding run-off and flooding.
- The principle concern is the noise level from the pool machinery and pool users.



The applicant for Holly Tree Cottage was present. He apologised to the neighbours for not having spoken to them.

5. Planning Matters

a. Planning applications received

i. [22/00134/FUL](#) – Holly Tree Cottage, Oxhill Bridle Road.

A Councillor asked the applicant whether they have investigated matters relating to water discharge because the pumping station has limited capacity and discharges of over 10,000 litres are notifiable. A Councillor highlighted that the public footpath is public land. It was discussed that although the extension was not considered an issue, the end gable overlooks a field and to construct, it was likely that scaffolding would need to be located on the neighbouring field. Councillors were concerned not just about the end result but the process to get to that point. Access on the Bridle Road is limited due to the narrow carriageway, deliveries of building materials are not quick, lorries would not be able to use the ford part of the road and would block the carriageway for residents during deliveries. It was noted that delivery timing could be a condition of planning. It was suggested that careful consideration of scheduling would be needed to minimise disruption.

A Councillor noted that the proposed wall at the front of the property was not in keeping with properties in the village (materials) and it had electronic gates. It was possible that the plans may not have given enough space for a vehicle to get off the carriageway while the gates open. The question was asked where would delivery vehicles (not just during construction) park.

A Councillor commented that there was a lot of glazing on the proposed extension, presenting a high glazing to brick ratio and whether this would impact the energy efficiency of the building. The applicant responded that the current house has very poor energy performance and the modern extension would improve this.

A Councillor asked whether the excavated earth (from the pool) would be kept on site or removed. If it was to be removed this would increase the volume of traffic during construction. The applicant indicated that it is likely to be kept onsite.

Councillors discussed the issue of continual noise from the plant but also that people would use it when they wanted to. However, it was acknowledged that the pool house could have sound insulation fitted to minimise noise pollution from the plant. It was noted that a suggestion of moving the pool house to another position in the garden would be unlikely to remove the concern about the noise.

It was RESOLVED to object to the planning application for the following reasons:

- Materials proposed for the new boundary wall are not in keeping with materials used in the village
- There appears to have been no discussion between the applicant and Severn Trent Water regarding the terms of discharge should the pool require draining. The local pumping station already struggles with the local issues.
- The proposed extension extends to the boundary line and was not previously agreed with neighbours. This may cause issues when scaffolding is required for construction.
- The removal of an established hedge will have a negative impact on biodiversity
- Congestion during construction on a narrow single track road and the proposed position of the gate offer no opportunity for vehicles to get off the road when making deliveries
- There is a lack of information on the sound insulation to abate noise created by the pump and other pool machinery.



6. Councillor Roles

- a. To elect a Vice Chair

It was RESOLVED to appoint Cllr Brooks as the Vice Chair

- b. To appoint Councillor roles for finance, governance and planning

It was RESOLVED that Councillors would take on lead responsibilities for council matters.

These were:

- Finance: Cllr Hitchman
- Planning: Cllr. Emery
- Governance: Cllr Hewson

- c. To agree Councillor leads for priorities of community safety, the environment and climate change and communication

It was RESOLVED that Councillors would take on lead responsibilities for community priorities. These were:

- Community safety: Cllr. Brooks
- Environment and climate change: Cllr. Forsyth

7. Finance and audits

- a. To resolve to add new councillors to the bank authorisation

It was RESOLVED to add Cllr. Hewson to the bank mandate

- b. To appoint internal auditor

It was RESOLVED to appoint Trevor Gill as internal auditor.

8. Reports and Questions

The Clerk would send out a reminder of meeting dates and add these to the website. Cllr. Forsyth is looking to complete the ditch clearance work.

9. Exclusion of Public & Press

None

The meeting closed at 8:10 pm.

Signed:

Date:

Chair