BUTLERS MARSTON PARISH COUNCIL

Minutes of meeting held Wednesday 8th January 2017

Present: Mrs. S. Henderson (S.H.) Mr W.H. Faulkner (WHF),
 Mr. D. Nelson (DN), Mr. J Read (JR)

Apologies: Mr. I. Crockett

Minutes of the previous meetings:

The minutes of the previous meeting were to be held over until the next meeting.

Matters arising:

None (see above)

Planning : Application 17/00250/FUL Willowbrook

Applications 16/02993/FUL & 16/02989/FUL had been withdrawn and the above, revised application received.
The clerk had received a letter from Mr & Mrs Briggs who live in Ivy Cottage opposite Willowbrook, asking the Parish Council to consider the impact of the application on the immediate surroundings.

The clerk presented details of the relevant parts of the recently adopted Stratford District Council Core Strategy and the National Planning Policy Framework.

W.H.F. felt that, once again, the Parish Council was not being given sufficient time to consider an application.
D.N. had reservations about how the resulting, much larger, property would fit in with the location on the edge of the village , and the impact on neighbouring properties.
S.H. stated that she might have an interest as she owned, but did not reside in, a property near Willowbrook. This was duly noted.
S.H. felt that the application should be considered by the planning committee.

After discussion, it was agreed to respond to the application as per the attached.

A.O.B.

W.H.F. reported that parking near the bus stop/'phone box was causing the refuse collection lorry to drive over the edge of the green around the War memorial.

Date/ time of next meeting:

Wednesday 15th March 2017 7.00 p.m. in the Church

Mins1702

Objections to application 17/00250/FUL submitted by Butlers Marston Parish Council to Stratford District Council

The application shows a proposed increase in the height of the building along its entire width as viewed to the front elevation. The majority of the roof line is to be raised by approximately 3 metres. This is the elevation which faces towards open countryside and is the most open and hence visible aspect of the property.

The National Planning Policy Framework 2012 (NPPF) states:
NPPF para. 59 "The LPA should concentrate on guiding the overall scale, density, **height** .....in relation to neighbouring buildings and the local area generally."
NPPF para .61 "Planning decisions should address....the integration of the new development into the **natural**, built and historic environment"
There is a grade 2 listed property (Ivy Cottage) opposite the application property.
NPPF para. 132 "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation....significance can be harmed or lost through.....development within its setting"

The proposed increase in height is out of scale in relation to neighbouring properties, has an unacceptable visual impact on the adjacent natural environment (open countryside), and would have a significant detrimental impact on a neighbouring grade 2 property.

Stratford District Council Core strategy states:
CSF5 "proposals include an assessment of the likely **visual impacts on the local landscape and the site's immediate and wider setting**"
CSF9 "All forms of development will **enhance the sense of place, reflecting the character and distinctiveness of the locality**"
AS10 "All proposals will need to **minimise impact on the local landscape**" and **"minimise impact on occupiers and users of existing properties in the area"**

The proposed increase in height would have a major adverse visual impact on the immediate and wider setting. There are a number of well used public footpaths in neighbouring fields from which the property can be seen.

The proposals would change the appearance of the neighbourhood and in no way reflect the character and distinctiveness of the locality.
As above, the proposals do not in any way minimise impact on the local landscape (the reverse is the case), and would have a major detrimental impact on occupiers and users of existing properties.