

MINUTES OF AN EXTRA-ORDINARY MEETING OF
OMBERSLEY AND DOVERDALE PARISH COUNCIL
HELD ON TUESDAY, 7th JUNE 2016 AT 7.30 P.M.
AT SYTCHAMPTON VILLAGE HALL

Present: Cllrs: D Ingram (Chairman), W T Arnold, Mrs H Barningham, M Best, F Cody, Mrs S Collier, Mrs J Goodman, Mrs J Mitchell, R Reynolds, C Welch. (10)

In Attendance: Cllr P Tomlinson (District Councillor)

72/16 Chairman's Announcements

The Chairman informed the Parish Council of the death, that morning, of County Councillor Maurice Broomfield. Councillor Broomfield had been very supportive of the Parish Council and residents of the parish and would be greatly missed.

The Parish Council stood and observed a minute's silence in Councillor Broomfield's memory.

73/16 Apologies for Absence

Apologies for absence were received from Cllrs C MacKenzie- Rowan and P Reynolds.

74/16 Declarations of Personal and Prejudicial Interest

The following interests were declared:-

Cllr W T Arnold – Member of Ombersley Memorial Hall Management Committee

- Item 75/16 (a) (i)

Cllr C Welch - Member of Ombersley Memorial Hall Management Committee - Item 75/16 (a) (i)

Cllr R Reynolds – Item 75/16 (a) (iii) as he knew the applicant.

Public Question Time

7 members of the public were present.

A number of those in attendance (5) were concerned about the Planning Application at Albion House. Two members of the public, Mr T Checketts and Mrs S Everton addressed the Council expressing their objection to the application on conservation and highway safety grounds. Mrs Everton was also concerned at the impact of traffic potentially using a car park at the rear of Albion House. Access to the car park was in close proximity to her property and the impact of increased traffic numbers would have a detrimental impact on her personally.

2 members of the public also attended the meeting to outline to the Council the plans for the development of Ombersley Memorial Hall. Iain Freeman, Chairman of the Memorial Hall Committee presented the vision for the future development of the Hall and the benefits which could be provided by an expanded and improvement Hall.

The Plans envisaged an expansion of the facilities of the Hall which would mean that it could cater for additional needs locally and beyond. The development of the Hall as planned would help maintain the viability of the Hall for the future.

75/16 Planning Matters

(a) Comments on Planning Applications

- (i) W/16/01170/PN: Ombersley Memorial Hall, Sandys Road, Ombersley, WR9 0DY
Single storey extension, together with first floor extension including the installation of dormer windows

Parish Council Comments

The Parish Council is aware that this is a significant application brought forward to improve the Hall for the benefit of the residents of the Parish and beyond. Both Hall in the Parish provide essential community services and they need to be able to expand and evolve if they are to continue to meet that need and remain viable in the future.

The design of the existing building clearly influences the proposals which can reasonably be brought forward. However, the scheme is an imaginative one and one which the Parish Council would wish to support.

The Parish Council notes that comments have been received by a resident on the issue of dormer vs Velux windows. However, the Parish Council is confident that any such matters of detail can be agreed to everyone's satisfaction.

- (ii) W/16/01065/PP Albion House, Main Road, Ombersley, WR9 0DP Two storey extension to the north side of Albion House for medical interview facilities

Parish Council Comments

A number of local residents attended the meeting to express their concerns about the application and they will, no doubt, let you have their views separately.

The Parish Council shares their concerns and has its own significant reservations about the application. These can be summarised as follows:-

- Whilst it understands that a change of use from residential to business use is not required for the existing arrangements, it would wish to seek an assurance that such a change of use would not be required should this application be approved.*
- Albion House is a historically important property which has many architectural features. There is no doubt that the property is in need of repair. Externally this is plainly visible. However the proposals do nothing to improve the existing building - indeed the extension is considered to be totally out of keeping with the character of the existing property and wider street scene. The Parish Council has read the Conservation Officer's report and would wholeheartedly agree with her conclusions. Simply to erect an extension as proposed to the north side of the house would destroy the character of a property which has been a part of the village for many years.*
- Parking and the movement of traffic is also of significant concern to the Parish Council. The Highways Development Management Manager has already raised her concerns and the Parish Council would echo these. Albion House is located on a busy stretch of road with a number of existing businesses already relying on on-street parking in the vicinity. There are also existing bus stops located in close proximity to the property. Traffic volumes will undoubtedly increase as approved housing developments along this stretch of road come on stream. The applicant refers to an appointment system which will not lead to car parking problems. However, the Parish Council periodically receives complaints about the current arrangement so it cannot see how this will change as a result of this application. Any proposal which impacts on the free movement of traffic along this stretch of road is considered unacceptable to the Parish Council from a highway safety point of view.*
- The Highway Officer has raised the possibility of the use of the car park at the rear of the property. Whilst this is a matter for the applicant to consider, the Parish Council would draw attention to the narrow access to the car park and the need to protect the residents of Otters Holt from excessive vehicle moves in close proximity to their property.*

For the reasons outlined above, the Parish Council strongly objects to this application.

- (iii) W/16/01052/PP and W/16/01053/LB Canada House, Main Road, Ombersley, WR9 0EP
Replacement Garage

Parish Council Comments

No objection to the application. However, as the application is within a Conservation Area it will be guided by any specific comments brought forward by the Conservation Officer.

- (iv) W/16/01109/PN The Mobile Home, Daneswood Farm, Boreley Lane, Ombersley, WR9 0HU
Construction of two-bed detached dwelling to replace static caravan

Parish Council Comments

Whilst this application seeks the construction of a two-bed detached dwelling in a rural area, the Parish Council is mindful that the proposal is to replace an existing static caravan for which permission presumably already exists. It would question whether the development is in a sustainable location but again it is mindful of the circumstances of the application. It also feels that the design of the dwelling could be more in keeping with the existing house.

However, on balance, the Parish Council does not object to the application but it would ask that if permission is granted suitable conditions be applied to ensure that it remains integral to the main house and used for the intended purposes.

- (v) W/16/01174/PP and W/16/01175/LB The Yeoman House, Acton Lane, Ombersley, Stourport-on-Severn, DY13 9TF
Conversion of Double Garage and Attic Room into a Study/Home Office (Retrospective)

Parish Council Comments

The application is a retrospective application involving listed building consent. The Parish Council is always disappointed when retrospective listed building applications are brought forward as this makes the task of protecting the nation's heritage more difficult.

The Parish Council will therefore rely on the Conservation Officer for advice on the appropriateness of this application.

- (vi) W/16/01211/PN and W/15/01335/PN Land at The Cottage, Comhampton Lane, Dunhampton, Ombersley
Demolition of existing Pool House and construction of new dwelling and detached garage. Variation of condition 3 of planning permission W/15/02766/PN to allow alterations to window and door layout and additional porch.

Parish Council Comments

No objection.

- (vii) W/16/0118/PP Hillside Cottage, Boreley Lane, Ombersley, WR9 0HS
Proposed rear extension and associated internal alteration.

Parish Council Comments

No objection.

- (viii) W/16/01355/PP: 2, Hill Farm, Doverdale, WR9 0QA
Two storey extension to enlarge bedroom space at first floor and kitchen/living space at ground floor.

Parish Council Comments

No objection.

(b) Responses to Planning Applications made on behalf of the Parish Council
(Delegated Authority)

The Clerk reported that he had responded to the following applications on the Parish Council's behalf under the delegated authority procedure.

- (i) W/16/01054/LB - Baytree House, Uphampton, Ombersley, Droitwich Spa, WR9 0JP
Removal of existing defective roof tiles to match size, colour and texture.
- (ii) W/16/00939/PP - Far Field, Boreley Lane, Ombersley, WR9 0HU
Proposed ground and first floor extension. Alterations to roof and fenestration of planning permission W/09/02142/PP
- (iii) W/16/00744/LB - Acton Manor, Acton Lane, Ombersley, Stourport-on-Severn, DY13 9TF
Internal Alterations
- (iv) W/16/01105/PP - Orford Lodge, Holt Fleet Road, Ombersley, Droitwich Spa, WR9 0HG
Erection of a conservatory from the east facing side of the house and replacement windows
- (v) W/16/01059/LUE - The Tallet, Boreley Lane, Ombersley, WR9 0HZ
Application for a Lawful Development Certificate (existing) – occupation of building as independent dwelling not in accordance with condition 2 of planning permission W/85/0255.
- (vi) W/16/01240/LUE - Dunroamin, Dough Bank, Ombersley, Droitwich Spa, WR9 0HN
Lawful Development Certificate existing use of property as independent dwelling house (Class C3)

(c) Details of decision Notices received from Wychavon District Council

The Clerk reported that the following decision notices had been received from Wychavon District Council.

- (i) W/16/00939/PP Far Field Boreley Lane, Ombersley WR9 0HU

Proposed ground floor rear extension. Alterations to roof and fenestration of planning permission W/09/02142/PP **APPROVED**

- (ii) W/15/02517/CU Land off, Boreley Lane, Ombersley Daneswood Dressage Temporary siting of mobile home for rural (equestrian) worker. **REFUSED**
 - (iii) W/16/00946/PP W/16/00947/LB Kelso, Main Road, Ombersley, Droitwich Spa, WR9 0EW
Proposed single storey rear extension, and conversion of coach house / garage to habitable room as attached plans **APPROVED**
- (d) Consideration of any other 'planning' matters received by the Council prior to the commencement of the meeting.

The following issues had been raised for discussion.

- (i) Woodland View Fisheries

The Clerk updated the Parish Council.

He had sought an update from the Enforcement Team who had advised that the case officer was still waiting to discharge the conditions relating to the landscaping and drainage. However, he did not consider that there was any cause to not discharge the application. Some additional comments were, however, awaited before his decision could be finalised.

The land level issue had been considered and he had advised that there was no breach of planning control. Land levels had been taken and these accord with the levels on the approved plans. He was to check with the owner to see whether the partly constructed chalet, that was within the existing building had been either completed or removed. Other than that there were no outstanding issues at present.

The Clerk would continue to seek progress reports, particularly in respect of the proper implementation of the landscaping plan.

The other matter related to the response to the Council's Freedom of Information request. The Clerk reported that a response had been received and had been circulated. As a number of Councillors had not appeared to have received a copy, the Clerk would re-circulate the response.

- (ii) Plot 4 Comhampton Lane
- (iii) The Parsonage, Parsonage Lane

Cllr Tomlinson reported that additional information was still awaited before officers could formulate their recommendations.

- (iv) Dough Bank.

Cllr Tomlinson reported that this was now an Enforcement issue.

There being no other business, the meeting closed at 9.15pm.

..... CHAIRMAN.