

Overton Community Council
Planning Committee meeting 14th May 2013

Present: Cllr Burton, Cllr Hellingman, Cllr Hewitt, Cllr Minihane, Cllr Pugh (Chairman) and Cllr Rogers
 K Chalk (Clerk).

1. Election of a Chairman

Cllr Minihane proposed Cllr Pugh; this was seconded by Cllr Burton – all in favour

2. Questions or comments from members of the public - None received.

3. Apologies none received

4. To disclose personal and pecuniary interests in item of business to be discussed at the meeting.

Cllr Minihane – application 0267 – neighbour of applicant
 Cllr Rogers – application 0312 – applicant
 Cllr Hellingman – application 0305 – employed by applicant

5. To consider planning applications received

Planning Application No	Applicant	Address of Application	Brief Details	Date Applied For	Status
P/2013/0275	Mr M Evans	23 High Street, Overton	Installation of roof air intake and output flues	19/04/2013	No objections
P/2013/0267	Mr M Chilver	Grange Farm, Salop Road, Overton	Alteration to provide additional two bedrooms in loft space	18/04/2013	Objections (see below)
P/2013/0302	Mr J Hvaal	4a Willow Street, Overton	Fell four Leylandii (protected by Conservation Area)	01/05/2013	No objections
P/2013/0312	Mr J Rogers	Plas Newydd, Lightwood Green Lane, Overton	Granny annexe	07/05/2013	No objections
P/2013/0305	Mr J Latham	Land west of and adjoining Whooters Lodge, Oswestry Road, Overton	Retrospective application for change of use of agricultural land to private nature reserve and erection of structures for maintenance and incidental enjoyment.	02/05/2013	Objections (see below)

Members discussed all the applications and the following comments were raised:-

P/2013/0267

The roof style would change enormously with the installation of three proposed windows which are large and imposing in comparison to the area of the roof.

There would be an impact on the privacy of neighbours (it was noted that neighbours have expressed their concerns and objections).

P/2013/0305

Change of Agricultural Status.

The initial Planning Permission for the ponds was to serve as a 'Trade effluent polishing scheme'.

In their Statement **3.0 Proposals – 3.1** the reasons are given for choosing not to continue with the 'polishing' scheme and extol the virtues of the conditions now present in the natural biodiversity because the polishing scheme is not in place.

In the same paragraph they also state that should consent be given by the Environment Agency at a future date, the client may well use the ponds for their originally intended purpose and that this function would not conflict with the use of land as a private nature conserve.

That is a confusion of statements of purpose and reasoning.

It is totally desirable to maintain the extremely important ecological biodiversity now apparent and perhaps the possibility of consultation with the Countryside Council for Wales on creating an agricultural site of SSSI should be explored.

Removing the agricultural status would also presumably impact on planning issues present and future.

Structures

It is possible to view all structures in part from the main road and from the public footpath at the lower end of the site.

5.1 The policies quoted refer largely to structures in the public accessibility but the application is for a private conservation area not accessible to the public. Clause 58 section 7 of the NPPF is not relevant.

Clause 109 Section 11 of the NPPF begins with 'protecting and enhancing valued landscapes' – do these structures comply with this ethic

Policy GDP1 refers to all new development within the public usage therefore not relevant.

Policy PS2, PS11 and EC5 all make reference to the impact on the landscape.

Land Use Planning System in Wales 5.8 includes visual appearance of the proposed development and its relationship to its surroundings. Do the structures have a detrimental or enhancing impact on the landscape and are they in keeping with the overall perceived nature reserve.

TREE HOUSE figures 02, 03, 04, and 05

Of considerable size, contains a wood burning stove, very possible to camp in. Foliage on oak tree and surrounds would likely impair visual access to the conservation area.

GAZEBO figures 08, 09, 10, and 13.

A large domestic African type of structure not complementing the essence of a natural conservation area.

JETTY figures 08, 10, 11, 12, and 13.

The wooden jetty is acceptable but a large domestic iron gazebo is placed upon it, this is not mentioned in the application.

BRIDGES

The structure is wooden and of no detrimental impact.

Meeting closed 10.30pm