

**OVERTON COMMUNITY COUNCIL  
MINUTES OF EXTRAORDINARY FULL COUNCIL MEETING  
15<sup>th</sup> NOVEMBER 2022 (at 19:00 hrs)  
held in person at Overton Village Hall**

**PRESENT:** Cllr Ashton (Chair), Cllr Alstead, Cllr Copeman, Cllr Herbert, Cllr Kellaway, Cllr Lynch (remote), Cllr Pugh  
Cllr Whittaker, County Cllr McCusker

1. **EXT8.** APOLOGIES FOR ABSENCE

**Absent:** Cllr Roberts, Cllr Walker, Cllr Hellingman

2. **EXT9.** TO DISCLOSE PERSONAL AND PECUNIARY INTERESTS IN ITEMS OF BUSINESS TO BE  
DISCUSSED AT THE MEETING

None

3. **EXT10.**

- The meeting had been called as the council wished to consider the following two main issues
- a) How to convey the comments and views of the members of Overton community who had attended the meeting on Thursday 10<sup>th</sup> November, to Pickstock Homes
- b) How Overton Community Council would convey its own views, as a Council, to Pickstock Homes

**a) Views of the community**

- Cllr Ashton proposed that copies of
  1. ALL comment sheets completed by the residents
  2. Summary of those comments
  3. Minutes from the meeting on the 10<sup>th</sup> Novemberare sent to the Managing Director of Pickstock Homes

**Resolution:** Approved by all Members

**b) Views of the Community Council**

- It was agreed that members of the Community Council could comment on the pre-application process
- It was noted that the draft Local Development Plan (LDP), included a potential Housing Development site in the location under consideration. However, the draft LPD has been under review since 2016 and has still not been adopted by WCBC
- Councillors discussed the issues of concern and expressed their individual opinions on the pre-application for the proposed development. Councillors were not always unanimous in their views and opinions varied on some issues.
- Cllr Ashton asked the members of the Community Council to vote on whether they were able to approve the proposed Development Plan, as currently presented (Pre-application proposal)

**Resolution:** Rejected by all Members

- Overton Community Council could not support the proposed development and had the following significant concerns:

1. Access to the proposed site is completely unsatisfactory and not appropriate for the volume of traffic likely to be generated by 44 homes. It fails to respect existing homeowners along the proposed route
2. There are already serious issues regarding the village road infrastructure and traffic levels, road safety and parking would be severely compromised by the extent of the proposed development and the expected increase in traffic throughout the village.
3. The size and scope of the proposed development is disproportionate to the existing village. Consideration must be given to the variety and affordability of the properties and to proper integration of dwellings.
4. Sewerage and pollution of the local environment is considered a major issue as is bio diversity and protected species must be accounted for.
5. The number of dwellings would significantly increase pressure on critical local infrastructures which are already inadequate – Sewage disposal, Roads, Parking
6. The plan clearly shows potential for further large-scale developments in Overton. The developers plan shows a proposed road to be built into further fields. A Phase 2 development is clearly envisaged. The total anticipated number of dwellings would be hugely disproportionate to the existing village and would change its character completely. It fails to respect the substantial part of the existing village which is a Conservation Area.

The chair closed the meeting at 20:40