

OVERTON COMMUNITY COUNCIL
MINUTES OF EXTRAORDINARY FULL COUNCIL MEETING
3RD NOVEMBER 2022 (at 19:00hrs)
held in person and remotely

PRESENT: Cllr Aston (Chair), Cllr Copeman, Cllr Herbert, Cllr Kellaway, Cllr Pugh, Clerk

1. **EXT1. APOLOGIES FOR ABSENCE**

Apologies received: Cllr Alstead, Cllr Hellingman Cllr Lynch, Cllr Whittaker, Cllr Walker

Absent: Cllr Roberts

2. **EXT2. TO DISCLOSE PERSONAL AND PECUNIARY INTERESTS IN ITEMS OF BUSINESS TO BE DISCUSSED AT THE MEETING**

None

3. **EXT3. TO RECEIVE ANY QUESTIONS OR COMMENTS FROM THE PUBLIC ATTENDING THE MEETING**

None

4. **EXT4.** To consider and discuss the proposed Housing Development near St. Mary's Avenue, Overton-on-Dee with reference to the Pre-application Consultation by Pickstock Homes

Context

- Mr. Nick Scott, Managing Director of Pickstock Homes, presented a pre-application plan for the development of 44 houses on land and off St Mary's Avenue, Overton on Friday 28th October 2022. There was a significant response from the community and over 60 were present.
Mr. Scott is holding a second meeting on Friday 4th November 2022
- The residents of Overton have been invited to attend the scheduled presentations in the village hall
- The meetings have been advertised by website, mail-drop, posters and noticeboards.
- The pre-application consultation process is a new part of the development management process. Before submitting applications for major developments, developers must now advertise and consult communities for a minimum of 28 days before they submit a planning application.
- Details of the development were shared with the Full Council Meeting on Tuesday 11th October 2022 and some immediate questions were addressed
- The developers are required to consult the community and consider the local residents views before submitting a Pre-Application Consultation Report (PAC Report) when they submit the planning application, if a planning application is submitted.

Note: The consultation period ends on the 18th November 2022

Meeting

- The Chair opened the meeting and Councillors reviewed the process thus far
- The Chair emphasised Councillors must show due diligence during the consultation period and act appropriately
- The Chair proposed a meeting of Council Members with the local community inviting those interested to a meeting in Overton Village Hall on Thursday 10th November, 17:30 – 19:30
- The Council would listen carefully and take note of any feedback from those attending the meeting
Best practice guidance highlights the benefits of engaging with the community to understand their expectations and gather views on the development
- The Chair proposed that the meeting be held to take careful note of any concerns and questions raised
Resolution: Agreed by all members present

It was agreed to give due notice of the meeting on 10th November, to all local residents as soon as possible

The Chair closed the meeting at 19:15 hrs.