

# Butlers Marston Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Monday 4<sup>th</sup> November 2024** at **7pm** at St Peter's & St Paul's Church, Church Lane, CV35 0NA

**Present:** Cllr Corpe, Cllr Mitchell-Hilton, Cllr Bloomfield, Cllr Weaver, Clerk.

**In attendance:** 5 members of the public.

**48. Apologies for absence** – Apologies were received and accepted from Cllr Carton. Apologies were also received from County Cllr Chris Mills.

**49. Members' declarations of interest for items on the agenda** – None.

**50. Public participation session** – A parishioner asked if there was any update re the possibility of putting a mirror at the corner of Fish Lane. The Parish Council (PC) advised that Highways have a policy of not allowing mirrors as they consider them a safety issue and that any mirrors in other areas within Warwickshire will be on private property rather than Highways' property. The parishioner also asked if a 20mph limit would be worth considering on the corner of Fish Lane. The PC agreed they will put a proposal to request a 20mph limit throughout the village on the next agenda. A parishioner asked if there is any update on the garages site. The parishioners were advised that the PC believe the site was not sold in the recent auction.

A parishioner read out a number of concerns in relation to planning application 24/02209/FUL including their belief that some of the statements in the application are incorrect and misleading, along with concerns about the building being too big in relation to the back garden, a boundary issue, and that there is a sewage pipe directly underneath the proposed building.

Another parishioner raised concerns about existing drainage issues for the current dwelling and neighbouring properties and that there isn't easy access for fire services with no fire hydrant nearby. Concerns were also raised about the distances between the houses and the small gardens if it is a separate house rather than a 'granny annexe'.

Another parishioner raised concerns about the precedent this application would set if approved as it would allow anyone to build a second house in their back gardens and if this were done by many people in the village it would cause significant problems with facilities. If this were an application for a small extension to the existing house for the personal needs of the applicant it would be much more acceptable. The other parishioners present agreed.

**51. To approve the minutes of the Parish Council (PC) meeting held on 12<sup>th</sup> September 2024** – The minutes were proposed, agreed, and duly signed.

## **52. Planning applications received**

**24/02209/FUL - 4 Bank View, Butlers Marston.** Erection of a self-build local need dwelling and associated development. **Butlers Marston Parish Council OBJECTS to this application for the following reasons:**

- The planning application states 'Access to the site is taken from Town Ground via a shared access, which serves other properties and garages in the control of Orbit'. This is incorrect as the garage site was sold to developers who have recently tried to sell the site. The site is already accessible via a shared driveway leading from Town Ground. There is assumed right of access but no evidence of vehicle access or known permission from the Garage Site owners.
- We note that the boundaries for the property on the 'Existing Site Plan 1:1250' included in the 'Existing and Proposed Site Plans 845-001b' document on the planning portal shows the property

boundaries extending across the garages site and into Town Ground but this does not tie up with the property boundaries shown by land registry.

- Parking for No.4 is secured to the frontage of the property. Currently the residents use the proposed site to park their cars as there is no real parking available at the front of most properties on Bank View. Developing this site could cause more vehicles to be parked on pavements and narrowing the already constrained Bank View, and Town Ground site.
- Foul drainage will be connected to existing drainage facilities on site. Severn Trent have confirmed to the Parish Council that the current treatment plant cannot cope and needs upgrading or connecting to the Kineton system. An additional property will add to the strain in terms of sewage and water run off going into the system. Severn Trent should be a consultee on this application.
- We believe that the proposed property will be overlooked by the existing property (4 Bank View) therefore there is a loss of light and the proposals do not appear to comply with required distances between windows facing each other and rear facades facing other properties.
- The design of the proposed property is not in keeping with the current street scene.
- An additional property in such close proximity to neighbouring properties is likely to cause increased noise for the neighbours.
- The additional vehicles accessing this property will increase the number of vehicles driving in and out of Town Ground.
- The proposed property does not fully meet any of the housing needs identified in the most recent Housing Need Survey.
- There does not appear to be a sufficient turning circle for Fire and Rescue Services should the need arise. The proposed site is at the end of a 352m dead-end road with very limited turning circles available for the Fire Service. The width of the current garage site is 17m from garage to fence however this does not take into account parked vehicles.
- We feel that this property would be overdevelopment of the site and if approved would set a precedent which would cause significant overdevelopment in a small village with limited facilities.
- There are other more suitable sites available for this development such as the Garages site immediately behind the property.
- Should this application be approved we request that a lifetime Section 157 Housing Act Restriction is placed on the property to try to ensure it retains a local connection and helps to meet the local housing need.

**53. Planning decisions received**

**24/01610/FUL – Cattleyard, Westmeads Farm, Pillerton Road, Butlers Marston.** The demolition of an existing building and erection of a one and a half storey, self-build dwelling, alongside associated access and landscaping works. **Refused.**

**24/01897/FUL – 23 Hall Cottages, Pillerton Road, Butlers Marston.** Single storey rear extension. **Approved.**

Meeting closed @ 7:49pm

**Date of next meeting – 20<sup>th</sup> November 2024**

Signed..... Date.....