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Minutes of the Extra Ordinary Meeting of Tysoe Parish Council
Held on Monday 26th March 2018 at 7.15pm

<p>Present: Cllrs Sinclair (Chair), Locke, Collier, Littlewood & Tongue</p> <p>In Attendance: The Clerk</p> <p>Members of public: 10</p> <p>1. Welcome</p> <p>Cllr Sinclair welcomed everyone to the meeting.</p> <p>2. Apologies – Cllrs Haines, Allen & Cressman</p>	
<p>3. Declaration of Interests</p> <p>The Chair, reminded councillors of the need to declare interests in any of the agenda items. Cllrs Collier and Littlewood declared a non-pecuniary interest in 18/00631/FUL – Willow House, Lower Tysoe Road, Lower Tysoe as the occupants were known to them. Cllr Tongue declared a pecuniary interest in 17/03624/FUL Land Off Lane End, Lower Tysoe.</p>	
<p>4. Planning</p> <p>17/03730/FUL – Home Holdings, Lane End, Tysoe – Permission is refused</p> <p>18/00199/TEL56 Phone Mast at Barn Grounds Farm – Permission is refused</p> <p>17/03624/FUL Land Off Lane End, Lower Tysoe (Comments by 02/04/18)</p> <p>Cllr Tongue moved away and took no part in the discussion, debate or vote.</p> <p>Cllr Locke said that he had not discussed the application with any of the Tongue family so that his views were not prejudiced. In 2016 there was an application for a 4-bedroom house which was approved, this was therefore a rejig of something that was already there and established. There are now rooms upstairs, but the roof height has not changed. The visual aspect has not changed and the real foot print, of the dwelling house, has if anything has gone down slightly, but a double garage has been installed. There is more amenity space than stated by the requirements. There is less timber cladding and a switch to Hornton stone which is reclaimed. Orientated on the site differently, entrance slightly different. A flood risk assessment has been undertaken and no issues raised. It is still a 4-bedroom house and to bring a family into the village must be a plus. Having passed it before very little to object to and would like to think we can support it.</p> <p>Applicant invited to speak. Said that Cllr Locke had well said everything there was to be said. Applicant grew up in the village and would like to return.</p> <p>Cllr Locke proposed supporting this application and this was seconded by Cllr Littlewood all in Councillors voted in favour.</p> <p>18/00624/FUL – 9 Church Farm Court, Tysoe (Comments by 02/04/18)</p>	

Cllr Tongue talked through the application. This is a single storey building. The building will be erected out of planed boarding with slate roof. Cllr Tongue felt that it would be better if it had a sawn boarding so that it could be stained to match the existing boarding. Two small trees will be removed so probably should suggest a planting scheme to soften the impact.

No comments from the applicant

Cllr Tongue proposed supporting the application, this was seconded by Cllr Collier all Councillors voted in favour of supporting the application but only on the condition that it is sawn timber boards that can be stained to match the existing garage. Additional planting should be undertaken to replace trees that are to be removed.

18/00681/FUL – Willow House, Lower Tysoe Road, Lower Tysoe (Comments by 03/04/18)

Cllr Tongue went to see the applicant and visit the site. The proposal is to demolish a concrete building and a lean to and erect a new timber clad structure with two dormer windows. Accommodates two car ports. The proposed building is 2.1 metres higher than the existing building and includes moving the access. The new access has very limited visibility. Cllr Tongue was worried about surface water runoff. Agent seems to think they could use the gravel area of the new drive. If run off goes onto the adjoining property they would be liable. The dormer windows would be intrusive to the neighbouring property, but this could be overcome by removing the dormer windows to face east.

The applicant was invited to speak. They said that the proposal was primarily based on need not greed. Significant improvement to what is there now. For parents to use for extended stays. Planning permission would be for ancillary accommodation. The entrance as proposed gives optimum views and happy to be advised by highways if they have concerns. The genuine reason for re-directing the driveway is safety. Any concerns with water and drainage I fully understand the liabilities involved.

Cllr Sinclair asked if any member of the public wanted to speak. Member of the public said that he had spoken to the applicant and that they were anxious to be supportive of the application. The entrance and driveway are a concern. The entrance would run right on the boundary wall of their property and it would impeded the purpose for which they had pipe work laid to take the excess water away. Concerned about the increased traffic next to what is an old house built on clay. Understand the applicant is amenable to moving the driveway.

The second concerns relate to the annex. Concerned about what might happen to the dwelling in the future. At some point in the future someone may attempt to remove the ancillary accommodation from the planning permission. As it stands the member of the public would not support the application. Would need the driveway to be moved and an absolute certainty that it could not be a separate dwelling in the future.

Cllr Littlewood said that as a scheme in principal it is quite in keeping. Think the worries and concerns raised regarding drainage and the drive are perfectly reasonable but the only thing we can deal with is what is before us.

Driveway running along the neighbouring property, drainage issues and the old well.

Cllr Tongue proposed to support subject to conditions, seconded Cllr Littlewood. Three councillors voted in favour, one abstained, and one councillor objected to the application.

It was therefore agreed on the above vote to support the application subject to the driveway being repositioned away from the neighbouring property due to that property's foundations and the issues with the access visibility onto the highway. The driveway should be sited closer to the existing driveway and have a wider splay. Water management for drainage must be put in place. The dormer windows should be removed and positioned to face east.

5. Closure of the meeting to the public and press – 8.15pm

Next meeting – the next ordinary meeting will be held on Monday 9th April at 7.15pm.