

HAIL WESTON PARISH COUNCIL

Minutes of Extraordinary General Meeting of the Parish Council

Held on TUESDAY 20th May 2008

in HAIL WESTON VILLAGE HALL at 7.30pm

Present:-

Mr. N. Farnden	NF	Chairman
Mr. I. Wilkie	IW	Vice Chairman
Mr. P. Chandler	PC	
Mr. B. Easom	BE	
Mr. M. Baughan	MB	
Mrs. C. Couzens	CC	
Miss L. Bacon	LB	
Mrs. S. Penton	SP	Parish Clerk

Also present: - Two members of the public.

80520-1P APOLOGIES - District Cllr. Mr. J. Gray (JG)

80520-2P MEMBERS' DECLARATION of INTEREST for items on the agenda

Application (i) NF, IW, PC, BE, MB, and CC declared a personal interest on the basis that they know the applicant.

LB declared a Prejudicial Interest in Application (i) as the proposed development is on the borders of her property and, therefore, she left the meeting after the initial discussions.

Application (ii) NF, IW, LB, BE, MB, and CC declared a personal interest on the basis that they know the applicant.

PC declared a Prejudicial Interest in Application (ii) on the basis that his wife is one of the applicants and, therefore left the meeting after the initial discussions.

80520-3P OPEN FORUM – for all members of the Public and Press present including District and County Councillors.

The Chairman first asked for Parish Councillors' views on the first application before closing the meeting for public participation.

80520-4P PLANNING MATTERS including: -

- (i) Application Ref. 0801250REM – Approval of reserved matters for the appearance, landscaping and scale in respect of the erection of two dwellings
Land at and including 1 Ford End, Hail Weston.

It was unanimously decided to recommend refusal of this application on the following grounds:-

(i) The scale and positioning of the proposed plot 2 property is unsatisfactory due to its dominance over adjoining properties in Manor Way. In considering this proposal Council were concerned at the siting of the new property in close proximity to the boundary of the site and that the adjoining Manor Way properties are situated on lower ground with the Plot 2 proposals extending across their full rear aspect.

(ii) The siting of the Plot 1 property, with its front entrance direct to the highway has resulted in a requirement to extend the footpath into the roadway. The frontage is at the junction of High Street and Ford Lane, in an area where there is extensive on street parking which restricts traffic movements to one-way at a time. Restriction of the highway will increase the risk of accidents and congestion at this point.

Signed by the Chairman..... Date.....2008

Additionally, Council is concerned that with the development being close to the natural spring line it is essential that ground conditions for the proposed soak away drainage be investigated in strict accordance with Building Research Establishment guidelines. Such investigations to take into account the proposed ground lowering. In the event that soak away drainage is found to be satisfactory it is essential that any soak ways are constructed in strict accordance with BRE guidance 365.
Reason:- to avoid water logging and flooding of adjoining property which is on lower ground.

IT CAME TO LIGHT, THE DAY AFTER THE MEETING, THAT THIS APPLICATION IS INVALID

The layout and access had been changed and, therefore, 'reserved matters' does not apply. A fresh application has to be submitted and the Parish Council will then be informed by the normal procedure

- (ii) Removal of condition 7 of planning permission 0702865 for residential development – Land rear of 29 High Street, Hail Weston**

The meeting was closed for a separate Open Forum for this second application and later opened when appropriate.

It was unanimously decided to recommend acceptance of this application.

- (iii) Any other planning matters - None**

80520-5P ANY OTHER BUSINESS - None

The meeting closed at 8.17pm

Signed by the Chairman..... Date.....2008