

**The minutes of Knighton on Teme Parish Council Planning Meeting
held at Knighton on Teme Parish Room at 7.30pm on 10th August, 2016**

Present: Cllrs Mrs K Redfern, Messrs J Rugman, D Hubbard, J Powell.

In attendance: Clerk, Mrs Karen Yates, 6 members of the public.

Mr J Rugman chaired the meeting.

1) **Apologies:** R Collie, R Lear, J Barnes, C Bevan,

2) **Register / Declarations of Interest** – none

Dispensations – none

Public Question Time

Concerns were raised regarding the retrospective nature of the first application listed below. It was confirmed that a previous application of a similar nature had been approved – this one appeared to be making changes to the roofing materials.

The applicants of Aston Bank Cottage advised of changes made regarding the comments made at a previous meeting and concerned neighbours.

The building has been moved further away, but remains the same size. It has been moved to a spot with a lower ground level. They confirmed that further land tests may be necessary to ascertain what the height of the finished building will be.

Regarding the size of the building any potential future residential use is not feasible.

Concerns by neighbours were raised regarding the size of the building which remains unchanged and its impact on the neighbour's listed building, and although they were pleased that the building has been moved further away, it was still nearer to them than Aston Bank Cottage. Concerns about the finished height of the building were made as no information was available. Further concerns regarding potential permanent residential use were also made, it still seems a large building for temporary use, the overall footprint being larger than Aston Bank Cottage. The owners confirmed they were happy for a restriction to be placed on the building if necessary. Tree planting remains unchanged but due to overhead power lines, suitable screening may be difficult to achieve. Due to these reasons they believe it is against planning policy.

3) **Planning**

a) There were two planning applications.

16/01036/HOU 1 Bickley Corner Cottage, Bickley.

Demolition of existing single storey extension and replacement with a two storey extension.

No objections.

16/00729/HOU Aston Bank Cottage, Knighton on Teme.
Demotion of modern outbuilding and replacing with a cart shed with ancillary living accommodation and drive. AMENDED PLANS.

Recommend approval

The Parish Council does not object to the size and location of the development as specified in the revised proposal since the new location is further away from Cherry Cottage and at a somewhat lower level than in the previous application. We suggest that before making a final determination, the Planning Department obtains exact details of the height of the proposed structure (ridge height) compared with the height of Cherry Cottage in order to help to assess the impact of the building.

The Parish Council welcomed the preparedness of the applicants to accept conditions to restrict the future use of the accommodation space, and suggests such conditions are included in any approval, together with means to monitor and enforce compliance. It is suggested that any approval should include requirements that screening with hedges on the side facing Cherry Cottage should be put in place and maintained.

There being no other business, the meeting closed at 9.05pm.

Signed
Chairman

Date