

Minutes

Extraordinary General Meeting St Andrews Church, Stockton on Teme 7.45 Tuesday 15 April 2014

Attendees:

Margaret Danby – Chair
Sioux Breeze-Derrigan – Clerk
Noel Stenson
Brian Marsh
Joe Gaunt
Coral Gaunt
Lesley Beesley
Cheryl Spice
Bill Spice

Apologies:

Ed Pepperall
Sarah Pepperall
Sally Webb
Bill Webb
Michael Webb
Terry May
Paul Danby
Kate Fitzpatrick
Steve Norris
Diane Norris

The chair opened the meeting by reading out apologies sent by those who were unable to attend the meeting and explaining the format of the meeting's agenda.

The chair read to those attending the requirements of a planning response i.e. planning guidance (layout, privacy, noise, smell) and the definitions of non-material considerations and material considerations.

In response to questions the chair explained the reasoning behind the approach to using emails as a form of consultation and confirmed that this had successfully been adopted in previous planning applications.

The clerk then summarised to those present all opinions raised both for and against the planning application. A response was also read out from Becky and Nic Gaunt as this had been submitted after the request by the Chair for individuals to cease emailing regarding the application.

The chair explained that she had sought clarification from Duncan Rudge from Malvern Hills District planning department, who had urged her to seek a decision for or against the application based around material considerations.

Mr Gaunt stated that he was attending the meeting as a representative of Nic Gaunt, his son, who had applied for the planning permission.

He stated that of the 11 consultative notices issued to those who lived in the vicinity of the site, there had been only one objection. He confirmed that if the planning application was successful that he and his wife Coral would move into the property.

Mr Gaunt proceeded to respond to the 11 individual statements of objection outlined in Mr Pepperall response to Malvern Hills Council. Mr Gaunt also explained that there had been two un announced visits between 2008-2010 by planning enforcement officers and they had raised no concerns or objections.

Lesley Beesley stated that many garages had toilet facilities built into their original design. Lesley stated that people should be aware that if many of the original farm buildings around the village had not been converted into dwellings the village would now be redundant.

Bill Spice requested clarification regarding the sharing of the septic tank and did it have capacity for additional effluent? Noel Stenson stated that due to the size of Stockton House, which in the past would have had a higher occupancy rate, that there should be adequate capacity and stated that kitchen facilities already exist in the garage which was perfectly reasonable.

Mr Gaunt confirmed that the planners had specifically requested that larger velux windows should be installed in the garage alongside the installation of a second staircase to address fire risk issues.

Lesley Beesley commented that there would be no increase in traffic or issues with parking.

The chair then explained the voting options:

- Approve
- Refusal
- Abstain

Also that written votes would be accepted up until midnight that night due to short notice of the meeting and its close proximity to Easter.

Votes collected through show of hands at the meeting recorded as:

- Approve 7
- Refusal 0
- Abstain 2

Meeting closed.

The chair encouraged those attending meeting to attend the Annual General Meeting taking place on Tuesday 29 April.