

MORETON-IN-MARSH TOWN COUNCIL

	<p>MINUTES</p> <p>Planning & Infrastructure 25th August 2022 at 6.30pm</p> <p>Council Offices, Old Town, Moreton-in-Marsh GL56 0LW Tel: 01608 651448 E: clerk@moretoninmarshtowncouncil.gov.uk www.moretoninmarshtowncouncil.gov.uk</p>
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Present: Councillors (Cllrs) D Bryson, E Viviani, M Berry, J Blackbeard

In attendance: Deputy Clerk and 1 member of the public

Item	Title	Action/by whom/date
1	<p>Apologies for Absence were received and accepted for Cllrs C Webster, C Kenney-Herbert and O Jobson</p> <p>PROPOSE to elect E Viviani to chair of the meeting in the absence of the two co-chairs. 3 in favour. 1 abstention</p>	
2	<p>Declarations of Interests and Dispensations</p> <p>a. Cllr M Berry declared an interest in agenda items 6.5 and 6.6 and Cllr D Bryson declared an interest in agenda item 6.2 and 6.3</p> <p>b) No requests were made for dispensation relating to items on the agenda and those made in writing relating to pecuniary interests.</p>	
3	<p>Public Participation</p> <p>A member of the public commented on Agenda Item 6.6:</p> <ul style="list-style-type: none"> Requested information from CDC regarding the original planning application but was refused. Subsequently then raised an FOI asking for the original comments from members of the public that had been removed when CDC decision was published, which was again initially refused. The matter has now been escalated to Information Commissioners Office. The council was asked if it held this information as a statutory consultee and would it consider making it available to the resident. Deputy Clerk advised that the requested paperwork was still held by the town council up to their meeting date and but could not guarantee that all of the submitted comments had been recorded after that date. <p>Council agreed that the records could be shared with the resident due to them previously being published in the public domain on CDC Planning Portal. All names and address will be redacted.</p>	DC to redact copies and make

	<ul style="list-style-type: none"> Additional information on drainage had been added to the planning application but was still not adequate and the retention pond was not big enough 	available to resident
4	<p>Minutes PROPOSE the Minutes of the meeting held on 25th July 2022 be accepted as a true and accurate record of the meeting Proposed: MB. Seconded: EV. 2 in favour. 2 abstentions</p>	
5	<p>Matters Arising from Minutes of 25th July 2022 5.1.5: CDC E5 Planning Policy Protocol query – ongoing 5.2 (5.9.1) – Wildtowns: Landuse agents questionnaire – ongoing 5.2 (5.9.2) – Wildtowns: Green walking route map – ongoing</p> <p>6.1: Discussed in agenda item 6.6</p>	DC to chase Response Cllr CW Cllrs CW/OJ/MB/CKH?
6	<p>Planning Applications</p> <p>1. Ref No: 22/02788/TCONR – Warneford House, Oxford Street, GL56 0LA Works to trees in conservation areas for 1 .Remove dead/dying weeping Ash to approximate ground level 2. Fell 4 small Yew trees close to house to approximate ground level to make way for shed. 3. Prune plum tree away from house and reduce in height approx 1m and crown clean 4. Repollard contorted willow tree to previous reduction points 5. Pollard Goat Willow in rear corner of garden by fence/wall, over-hanging neighbours garden with heavy over extended limbs. 6.Thin one Elder at the rear of the property by 30% and reduce by approx. 1m and remove crossing branches. 7.Trim Yew (fastigiata) tree/hedge to the right of back garden gate. 8.Remove tall skinny Ash tree with dieback next to fruit trees. 9.Remove apple tree to approximate ground level. 10.Crown lift apricot (over gateway and allow for parking) and reduce longer limbs by approx 1m 11. Crown lift magnolia and reduce(no more than 30%) where possible away from the house 12. Remove young Ash tree with dieback symptoms on boundary between Yew tree and Contorted Willow NO OBJECTION. Proposed: EV. Seconded: DB. 3 in favour. 1 abstention</p> <p>2. Ref No: 22/02551/FUL – Dale House, High Street, GL56 0AD Variation of condition 2 (approved plans) and condition 3 (Construction Management Plan) of planning ref 19/03681/FUL (Conversion of barn to a single dwelling and associated works) to facilitate design changes and submission of Construction Management Plan</p> <p>3. Ref No: 22/02550/LBC – Dale House, High Street, GL56 0AD Listed Building Consent for Alterations to ground and first floor room configuration to enable creation of bedrooms on ground floor and living space on first floor Both applications discussed and voted on together. NO OBJECTION. Proposed: MB. Seconded: EV. 3 in favour. 1 abstention</p> <p>4. Ref No: 22/02761/FUL – 39 Beceshore Close, GL56 9NB Conversion of garage to living accommodation. Erection of a single storey link between the garage and main house.</p>	

Erection of first floor extension above garage. Erection of privacy fencing around amenity area. Erection of bike store
PROPOSE to submit the following the comment:
The council have major concerns about the loss of parking availability for the size of the property
Proposed: MB. Seconded: JB. 3 in favour. 1 abstention

5. Ref No: 22/01372/COMPLY – 13-30 Stockwells, GL56 OHQ

NEW DETAILS - Compliance with conditions application for Compliance with Conditions 6 (Construction access), 7 (Construction Management Plan) and 12 (Sustainable Drainage System (SuDs) Strategy) of permission 21/03283/FUL - Demolition of 24 no. existing defective nontraditional houses and maisonettes and construction of 28 no. new affordable 2 and 3 bedroom houses, together with associated external works and landscaping

OBJECT and PROPOSE to submit the following comments:

1. On the revised engineering layout (AAC5575-RPS-XX-XX-DR-C-100-01 P03) arrangement dated 7 July 2022, Highways water appears to be going nowhere after a slight amendment to avoid buildings – where is this water going and should it not be known before satisfying any SUDS arrangements?

2. Rather than the previous plan to have 50% of surface water directly entering the watercourse, the amended plans show surface water from site now all going to grate but then to the watercourse ditch from a new outlet – however, the new engineering layout (AAC5575-RPS-XX-XX-DR-C-100-01 P03) is to provide an outlet which still appears to not be planned for building on their property, with no confirmation how this flow will reach the ditch watercourse prior to the river evenlode; it can only be via land the developer does not own. The developers have previously erroneously stated they had riparian responsibility for the ditch and the agreed management plan identifies no actions whatsoever to clear the said ditch that should be maintained to manage this additional water. There remains no mitigation steps for increasing the water to the watercourse in an area that has flooded recently from this development and the proposed development at Davies Road (22/02119/REM *q.v.*) that enters the watercourse at the same point.

3. At the point of entry to the ditch there is proposed a fourth outlet pipe which will no doubt be covered by water as the other three are at regular intervals following even moderate rainfall and therefore exacerbate risk of further flooding and blockage creating risk of back-up for some distance. One of these pipes is the eventual outflow from the Davies Road development (22/02119/REM *q.v.*) and objections raised there should be jointly considered.

4. In the absence of any plan to mitigate the additional water into the watercourse at this point by way of steps to enable the flow to leave the residential area quicker to the floodplain to the south of the Town, this drainage plan

will only increase flooding to other properties. These steps can be taken in partnership with the Environment Agency to consider the river flow at this point to the floodplain and Thames Water who have riparian responsibility for the river at the joining of the ditch and have two pipes, one of which appears to be defunct and the pair causing erosion to the river bank that requires urgent work.

5. Advice provided by local authorities on Waterside Living states that the Environment Agency will assess whether any works are likely to affect the local environment and cause adverse effect upstream or downstream – have the EA (and LLFA) assessed the situation and effect of both developments on this part of the watercourse?

6. It is also noted that reference is being made to Severn Trent Water Authority in respect of manhole covers, etc. and S106 arrangements – please confirm which water management authority is responsible here and that they have been duly consulted.

7. Additionally, following the recent details of the proposed Headwall and Storm Outfall Layout: There is great concern that the planned headwall will require substantial rebuilding of the outfall area outside their land due to the banking that exists. It is proposed to be almost touching the existing walling that hold the existing 3 outlets and as can be seen from photographs of the actual site, it will not be on their land and require substantial earthwork remodeling to enable the angle and the proposed depth to be created. You can also see that if built at the same depth of the other outlets, all are likely to be submerged with moderate rainfall.

Proposed: EV. Seconded: MB. All in favour

6. Ref No: 22/02119/REM – Land West of Davies Road/Mosedale

NEW DETAILS - Approval of Reserved Matters for Erection of 15 dwellings with associated access arrangements and ancillary works (Reserved Matters application) and compliance with Conditions 13 (Sustainable Drainage System (SuDS) Strategy document) and 14 (SuDS management and maintenance plan) of Outline permission 19/04749/OUT

OBJECT and PROPOSE the following comments:

Having reviewed the details including the drainage catchment area (MORE ICS 01 XX DR C 0205 P02) and drainage design (MORE ICS 01 XX DR C 0201 P08) the Council repeats the objection points raised eloquently by Mr Allen already submitted regarding:

1. The drainage of water into the watercourse at the same point of additional water from the Stockwells development (22/01372/COMPLY *q.v.*) which should be avoided to reduce flood risk at Croft Holm and surrounding area as outlined further with that objection

	<p>(In the absence of any plan to mitigate the additional water into the watercourse at this point by way of steps to enable the flow to leave the residential area quicker to the floodplain to the south of the Town this drainage plan will only increase flooding to other properties. These steps can be taken in partnership with the Environment Agency to consider the river flow at this point to the floodplain and Thames Water who have riparian responsibility for the river at the joining of the ditch and have two pipes, one of which appears to be defunct and the pair causing erosion to the river bank that requires urgent work.)</p> <p>2. Major concerns over the calculated assessment of surface water per catchment area</p> <p>3. Uncertainty of highway design and effect on drainage and flood risk to some properties on Davies Road</p> <p>4. Again, as with the Stockwells objection, it is noted that advice provided by local authorities on Waterside Living states that the Environment Agency will assess whether any works are likely to affect the local environment and cause adverse effect upstream or downstream – have the EA (and LLFA) assessed the situation and effect of both developments on this part of the watercourse?</p> <p>Proposed: EV. Seconded: MB. All in favour</p>	
7	To NOTE CDC Decision Notices deferred until the next meeting	
8	<p>Neighbourhood Development Plan Update Working on the Visions & Objections (V&O) NDP chair unsure that the objectives match the 6 themes that the public were surveyed on. The 6 themes were looked at and sent to NDP to show how council think they link and asked for their thoughts of how they link but no feedback received yet. The target will be for V&O to go to the public and agree they match the themes. No date has yet been offered for a meeting with NDP, but will wait until the scheduled NDP meeting in September.</p>	
9	Date of Next Meeting The next meeting date of 5 th September to be postponed and a new date rescheduled	
10	Close Meeting 9pm	

Signed.....

Date.....