

# **Minutes of Extraordinary Meeting**

## **Avon Dassett Parish Council**

The Reading Room

Monday 25<sup>th</sup> July 2016

The meeting commenced at 7.30pm

### **1. Present:**

**Parish Councillors:** Trevor Gill (Chairman), Mike Blakeman (Vice Chairman), Martyn Heard, Liz Hirst (7.45pm arrival time).

**Declarations of interest:** None.

**Members of the Public:** Katie Chick, Tony Ilott, Andrew Dawson, Graham Fewster, Mike Forbes.

**2. Apologies:** Darrell Muffitt.

### **3. Finance:**

#### **Authorisation of the following expenditure items:**

Repairs to play equipment (Wicksteed) £80.04.

Fencing for play area (Wynnstay - £340.55)

Landworks on Nature Area: Authorisation for up to £400 to level the land with a digger.

Expenditure was proposed by Mike Blakeman, seconded by Liz Hirst, unanimous.

### **4. Planning:**

**16/01980/FUL. 17 Naddumar, Avon Carrow for Mrs Deborah Brangwyn**

**16/01981/LBC. 17 Naddumar, Avon Carrow for Mrs Deborah Brangwyn**

**Proposed:** Single storey extension with loft room and roof amendments

Tony Ilott read a statement on behalf of a number of residents of Avon Carrow (Appendix A). The development does not fit comfortably with the rest of the building. The application is incomplete and incorrect. The Planning Department has no record

of the site visit mentioned in the application and the Officer mentioned has left the Council. Mr Ilott's property is most affected by the application. Three of his windows will all be affected, by a reduction in light, especially in the morning. Mr Ilott noted the impact upon the view.

Andrew Dawson: Fully agreed with the points made by Tony Ilott. Privacy will be affected by overlooking their property directly including their main living area. Mr Dawson referenced the flue application which has been referenced in the application and outlined some of the differences. He agreed that there are a number of inaccuracies in the current application.

Graham Fewster: Agreed with all of the points raised from the other contributors.

Mike Forbes: Bearing in mind the age of Avon Carrow, the proposed windows and structure are not in keeping.

The Clerk read a submission from Hilary Skaar (Appendix B).

The Parish Council began its deliberations with Mike Blakeman addressing the meeting as the Parish Councillor with responsibility for Planning.

Mike Blakeman questioned the outcome of the alleged site visit and found inaccuracies within the application. The proposal would affect the view and the build would not be in keeping with the site. The plans do not provide enough detail and fail to outline the impact on the existing property. Mike Blakeman stated that he would recommend that the Parish Council register an **Objection** to the application on several planning points. (Full details in Appendix C).

Trevor Gill highlighted that all of the residents, Residents Association and residents of the village can forward their personal comment to the Planning Department.

Members of the public left the meeting at 8.00pm.

## **5. Parish Matters:**

Defibrillator. Trevor Gill spoke about whether the village might want to support an application for a defibrillator. It was agreed to investigate the cost and training implication of a defibrillator for the village. **ACTION: Trevor Gill to investigate a defibrillator for the village.**

The meeting closed at 8.15pm.

## Appendix A.

To whom it may concern.

Avon Carrow Management Company Ltd called an Extraordinary General Meeting of its directors to discuss planning application 16/01980/FUL.

It should be noted that the directorship is made up of the home owners who own property in Avon Carrow; the company owns the bulk of the land in the grounds of Avon Carrow with the majority of home owners having a privately owned garden.

A full and frank discussion was had and a proposal was voted on, the result was unanimous. The decision that was reached was that the company strongly opposed the application 16/01980/FUL.

The reasons for our objection to planning consent being given are as follows:

- The proposed development would diminish the impact and distinctiveness of the main house which is a classic example of Victorian architecture (Gothic Revival style) which has not had the front elevation altered since it was built.
- The proposal would create an unsympathetic and incongruous effect causing harm to the significance of the host dwelling and conservation area which we feel is not justified.
- We believe that there is a duty to preserve the significance of listed buildings and we consider the proposal to be harmful due to the impact on the appearance of the historic fabric.

Ref: EF14, DEV1 & PR1 Stratford-On-Avon Local Plan

### **Local precedent:**

An application for the installing of a small stove pipe (approx. 1 mtr x 20 cms) through the roof of No. 12 Avon Carrow was refused (ref: 15/03782/LBC) in part because it was deemed that this small flue would detract from its appearance and interrupt the views of this rear elevation. Number 12 is next door neighbours to No. 17.

## Appendix B.

### **Planning Application No: 16/01980/FUL Mrs D Brangwyn, 17 Naddumor, Avon Carrow, Lower End, Avon Dassett CV47 2AR Single Storey Extension with loft room and roof amendments**

- 1) The proposed extension is adjacent to a listed building (Heritage Asset} and is within a conservation area. This will not protect or enhance the historic building or reflect the character and distinctiveness of the locality.
- 2) The building materials proposed are not in keeping with the listed building will be detrimental to the character of the buildings and it's setting, resulting in harm to the significance of the heritage asset
- 3) The proposed amendments do not make a significant contribution to the character, history and setting of the settlement.
- 4) The property lies within a designated Special Landscape Area, the Ironstone Hills and the proposed extension does not respect the current and historic relationship within the landscape.
- 5) The development is contrary to Policies CS5, CS8. CS9 and CS 12 of the Adopted Core Strategy 2016 and the NPPF for the reasons listed in points 1,2 3 and 4'
- 6) The extension is not of an appropriate scale or subservient in relation the existing building. It does not preserve or enhance the character of the locality and it detracts from the amenity of neighbouring properties by reason of loss of light and overshadowing contrary to Policy CS 19 of the Adopted Core Strategy 2016

Appendix C.

## **AVON DASSETT PARISH COUNCIL**

**PLANNING APPLICATION 16/01980/FUL and 16/01981/LBC**

**17 Naddumor, Avon Carrow, Avon Dassett, CV47 2AR**

### **Summary**

- The application is a Full Planning Application and Listed Building Consent for the construction of two storey extension with loft room and roof amendments.
- The application site was the former butler's pantry, laundry rooms and boiler house at Avon Carrow.
- The existing property is itself not listed but is attached to and lies within the curtilage of Avon Carrow which is partially Grade II listed and within the Avon Dassett conservation area and as such requires Listed Building consent.

The applications can be viewed at:

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=O8RIWYPMFZR00>

<https://apps.stratford.gov.uk/eplanning/AppDetail.aspx?appkey=O8RIWOPMFZQ00>

### **Observations**

#### **Planning / Design and Access Statement**

##### **Impact of the Proposals on the Historic Asset**

The applicant states that the “proposals do not involve any work specifically to the listed building itself”, however, the proposed extension will have a significant impact on the existing building when viewed from the south west and south east and, in my opinion, will have a detrimental impact on the appearance of the main building when viewed across the lawn.

The applicant also states that “There is no intention to interrupt the important views of the listed building” this clearly has not been demonstrated by the drawings as they fail to show the proposals in the context of the overall building and particularly the effect of the proposed development upon the main South East elevation in terms of the scale, proportion and architectural detailing of the Grade 2 Listed building. The elevational drawings only show a very small section of the main building.

Reference is made to the fact that “the addition of a pitched roof could add balance to that (south west) elevation given that the opposite (west wing) already has a pitched roof”. This is impossible to judge as the applicant has failed to show the proposed extension and new pitched roof in the context of the overall south west elevation. The existing pitched roof is of an altogether different scale and quality and is connected to the main building.

It is stated that the other views of the proposals are only from the applicant's own private garden. This is obviously incorrect as the proposals will not only be visible from the adjacent properties but also from the public footpath that runs across the elevated land to the north east of Avon Carrow.

The applicant refers to the existing pyramid roofs to the North and East corners of the listed building being a precedent (not president!) for this design. The pyramid roofs on the existing building are of an altogether different scale and quality located on top of two storey towers and are topped with large louvred square lanterns with lead bell-cast roofs and weather vanes.

It is stated that the new roofs will not alter the applicant's view from their garden to the corner bay feature on the southern corner of the main building but the roofs will alter the views from the windows and gardens of the adjacent properties.

### **Pre-Application Advice**

Reference is made to an on-site discussion with Mr Marshall from the planning department. No date is given in the application form. As Mr Marshall apparently left some years ago the validity of the pre-application advice is somewhat questionable and not supported by anything other than a sketch which showing an entirely different solution. It would not have been acceptable for Mr Marshall to have unilaterally stated that sketch indicated a design that would be acceptable to Stratford District Council and there is no evidence to substantiate that there was any formal record of the visit.

### **Practical Problems with Existing Property**

Great emphasis is placed on the fact that the application aims to resolve various problems with rainwater discharge and water penetration. These in themselves are construction issues with the existing structure and fabric and are in themselves not sufficient justification to warrant the construction of an insensitive pitched roof and a two storey extension.

### **Proposals**

Whilst the layout may solve the applicant's need to improve the current kitchen the overall design would impact significantly on the existing listed building. The large unadorned gable end is out of context with the adjacent properties as can be seen from "Street Scene" south east elevation.

Although described as a single storey extension it is in fact a two storey extension. The new pitched roofs will impact significantly on the adjacent properties most notably in respect of the views from the upper level of No.14 and will also reduce the light to the ground floor window to No. 14 and the velux type window at first floor will provide direct views into the adjacent properties at first floor levels.

The materials and simplified stone detailing to the new extension is at variance to the variety and quality of the materials and detailing evident throughout Avon Carrow.

## **Conclusions**

The lack of drawings showing the proposal in the context of the main south west elevation do not help to determine what the impact of the new pitched roofs would have on the main listed building

Although the proposed extension is relatively small in the context of the whole of Avon Carrow it is none the less a major extension to No. 17 and the proposal would have a significant impact on the appearance of the existing building and would clearly impact considerably on the views of the main frontage by the adjacent owners

There is no recognition of the impact on the views from the public footpath to the north east and the views from the wider landscape.

In the context of a development adjacent to a locally significant listed building it lacks quality in respect of the design, the architectural detailing and materials

## **Recommendation**

### Refusal

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty to preserve the significance of listed buildings. The addition of the extension to No. 17 would, in my opinion would be harmful due to the impact on the historic fabric. Although it would not be visible directly from any neighbouring buildings it would be visible from the adjacent properties within Avon Carrow, from the footpath to the north east and from the wider landscape.

The design of the extension would detract from the historic design of the listed building and would significantly impact on the views of the south east and south west elevations.

The extension itself is not an essential feature allowing for the continued use of the property as a dwelling.

Mike Blakeman

Vice-Chairman

Avon Dassett Parish Council

25 July 2016