

Avon Dassett Parish Council

Minutes of Extraordinary Planning Meeting

Monday 24th October 2016 at 7.30pm

The meeting commenced at 7.30pm

Present: Trevor Gill, Mike Blakeman, Liz Hirst

Apologies: Martyn Heard (away), Darrell Muffitt (away).

Trevor Gill and Mike Blakeman confirmed that they had sought dispensation from the Clerk to attend the meeting. Dispensation has been granted. The meeting was therefore quorate. (Appendix 1. Dispensation).

Application(s) reference: 16/03109/FUL

Proposed : Proposed erection of single storey front extension.
At : Orchard End, Avon Dassett, Southam, CV47 2AY
For : Mr & Mrs Muffitt / Sandiford

Councillor Trevor Gill explained the necessity for himself and Mike Blakeman to seek dispensation. It was agreed that they would take part in the discussions but would not vote on the recommendation.

Councillor Mike Blakeman presented his appraisal of the application and a copy of this is attached in Appendix 2

Liz Hirst proposed that the comment on the application to be: No Representation.

Trevor Gill to record No representation on Stratford District Council's ePlanning system – Appendix 3

The meeting closed at 7.50 pm.

Appendix 1. Dispensation requests.

Dear Helen

I would request a dispensation in order to allow me to participate in the discussions on 24 October 2016 in respect of planning Application 16/03109/FUL in which I have a disclosable pecuniary interest.

Regards

Mike Blakeman

Dear Helen

I would request a dispensation in order to allow me to participate in the discussions on 24 October 2016 in respect of planning Application 16/03109/FUL in which I have a disclosable pecuniary interest.

Kind regards

Trevor

Appendix 2. Appraisal Re Application(s) reference: 16/03109/FUL

Avon Dassett Parish Council

Application(s) reference: 16/03109/FUL

Proposed : Construction of a single storey extension

At : Orchard End, Avon Dassett, Warwickshire CV47 2AY

For : Mr D Muffitt & Mrs S Sandiford

Summary

The application is a Full Planning Application for a single storey fully glazed extension on the frontage of the existing building

Observations

- The site is within the conservation area
- Orchard End is not a listed building
- The existing dwelling has previously been extended and extensively modified
- The proposal is for a fully glazed flat roofed garden room located on the main frontage on an existing paved terrace
- A comprehensive set of drawings have been provided to clearly illustrate the proposal

Conclusions

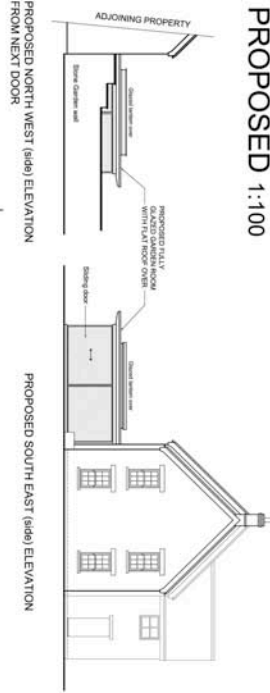
Whilst the proposed extension is significant it will have little impact on the existing elevation because of the use of full height glazing throughout and a flat roof. The extension will have little if any impact on the adjacent dwelling and will not be visible from the public highway.

Recommendation

No representation

Mike Blakeman
19 October 2016

PROPOSED 1:100



PROPOSED NORTH WEST (side) ELEVATION FROM NEXT DOOR

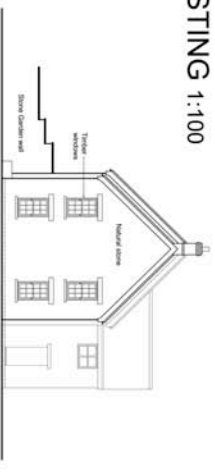


PROPOSED SOUTH EAST (side) ELEVATION

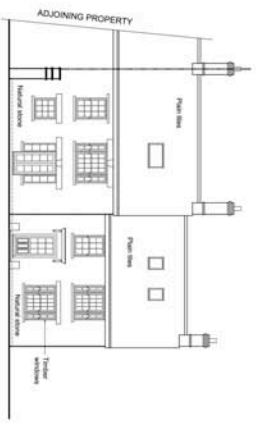


PROPOSED GROUND FLOOR PLAN

EXISTING 1:100



EXISTING SOUTH EAST (side) ELEVATION



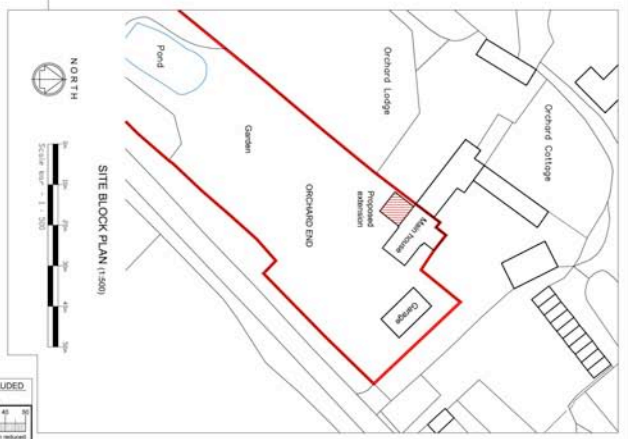
EXISTING SOUTH WEST (front) ELEVATION



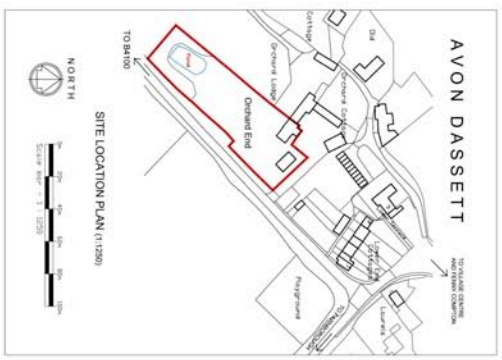
PHOTOGRAPH OF EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



SITE BLOCK PLAN (1:500)



SITE LOCATION PLAN (1:1250)

Drawing to be used for **Planning Application** and **Building Regulation Application** purposes only. **ALL CONSTRUCTION LIABILITY EXCLUDED.** Do not scale from this drawing. All dimensions to be checked on site and any discrepancies reported back to issuer before work commences.

ESTEE DESIGN LTD 15 Meadow Way, Fenny Compton, Warwickshire - CV79 0LH	project Orchard End, Avon Dassett, CV47 2AY.	drawing Proposed Planning Drawing	number 2016-13-01
			date Sept 2016

Scale: 1:1000
 0 10 20 30 40 50 60 70 80 90 100 meters

From: planning.applications@stratford-dc.gov.uk
Subject: Stratford-on-Avon District Council: E-Planning Comment - Application Reference: 16/03109/FUL
Date: 26 October 2016 at 10:15
To: avondassett.clerk@googlemail.com



Planning Application Comment

Planning & Building Control, Environmental Services, Stratford-On-Avon District Council
Elizabeth House, Church Street, Stratford-upon-Avon. CV37 6HX
Telephone: 01789 260303 Facsimile: 01789 260306 Minicom: 01789 260747
Website: www.stratford.gov.uk Email: planning.applications@stratford-dc.gov.uk

It is not necessary to submit hard copies of your comments

Application Reference	16/03109/FUL
Address	Orchard End Avon Dassett Southam CV47 2AY
Proposal	Proposed erection of single storey front extension.

Your Name	Avon Dassett Parish Council
Email address	avondassett.clerk@googlemail.com
Your Address	The Reading Room, Avon Dassett, Southam
Postcode	CV47 2AS
Phone Number	0000
Nature of Submission	No representation
Comments	
Date of Submission	26/10/2016

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PLANNING NOTIFICATION

Date: 11 October 2016

To: AVON DASSETT PARISH COUNCIL

Application(s) reference: 16/03109/FUL

Proposed : Proposed erection of single storey front extension.
At : Orchard End, Avon Dassett, Southam, CV47 2AY
For : Mr & Mrs Muffitt / Sandiford

The above application has been received.
Comments due by: 1 November 2016
Case Officer: Jayne Cashmore
Tel: 01789 260492 E Mail: planning.applications@stratford-dc.gov.uk

Jayne Cashmore
Assistant Planner

Reply (tick as appropriate)

- Make **no representations** or
 Support for the following planning reasons or
 Object for the following planning reasons

A handwritten signature in black ink, appearing to be 'Jayne Cashmore'.

Signed

Date

24/10/2016.

Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX

telephone 01789 267575

minicom 01789 260747

website www.stratford.gov.uk

DX700737 STRATFORD-ON-AVON 2