



**The Minutes of Cookhill Parish Council Extraordinary Meeting
Held on Friday 3rd February 2017 at 7.00pm
Cookhill Village Hall.**

Present: Councillors R. Pinfield (Chairman), A. Sumner (Vice Chairman), M. Churchill, P. Draper, T. Bennett and P. Davis.

In attendance: Clerk – Kate Brazier
10 Members of the public

The Chairman asked the members of the public if there were any items that they were concerned with on the agenda and if they wished to comment before the meeting officially opened.

17.013. Apologies received and accepted from: District Councillor A. Steel

17.014. Declarations of interest

- a) Register of Interests. Councillors were reminded of the need to update their Register of Interests.
- b) Disclosable Pecuniary Interests – Cllr P. Davis recorded an interest in item 17.015.i.c. and a dispensation request was received with the clerk 5 days prior to the meeting to enable Cllr Davis to comment on the item.
- c) Other Disclosable Interests.

17.015. Planning Matters:- members of the public were invited to speak on the applications notified to the Parish Council.

i) The following applications were considered for comment:

a) W/16/02710/PN – 118 The Ridgeway, New End, Astwood Bank, Redditch, B96 6NA

Proposal: Proposed new vehicular access

Comment: Recommend approval providing Highways are happy with the proposed access onto the Ridgeway. Agreed unanimously.

b) W/16/02794/PN – 7 The Ridgeway, Astwood Bank, Redditch, B96 6LA

Proposal: Subdivision of garden to No.7 The Ridgeway and a new detached zero carbon dwelling with associated landscaping.

Comment: Recommend refusal, on the grounds that the proposed development site falls within greenbelt land and is also beyond the boundaries of both the South Worcestershire Development Plan and the Ridgeway Plan.

All in favour with 1 abstention.

c) W/16/02918/OU – Clerkcroft, 10 Church Lane, Cookhill, Alcester, B49 5JS

Proposal: Outline application for the erection of three detached dwellings and demolition of existing garage.

Comment: Recommend refusal, the following points were made;

- The proposed development will change the aspect and character of Church Lane.
- The proposed development is not proportionate in size and will cause overshadowing to neighbouring properties
- Insufficient planned access, due to the retention of a mature oak tree
- Poor drainage on the site
- Proximity to surrounding properties
- Density of traffic and increased strain on Church Lane

Agreed by 4 Councillors with 1 abstention and 1 register of interest.

d) W/16/03012/CU – Dragon Cottage, Astwood Bank, Redditch, B96 6LA

Proposal: Change of use to holiday let

Comment: Recommend refusal on the grounds that the application contravenes an earlier approved planning application where it was agreed that the building and land not be used for trade or business purposes.

Agreed unanimously.

e) **W/16/03013/PP** – Gables End, Edgioake Lane, Astwood Bank, Redditch, B96 6BG
Proposal: Construction of new single-storey extension to house and indoor pool as replacement to the existing outdoor pool, which is to be filled in.
Comment: Recommend approval. Agreed unanimously.

f) **W/17/00006/PN** – Land North of A422, Worcester Road, Knowle Fields, Cookhill
Proposal: Erection of agricultural building with parking and manoeuvring area and access.
Comment: Application deferred to next Parish Council meeting on 14th February 2017 for comment.

ii) **Reports from Wychavon Planning:**

a) **W/16/01710/PN** - White House, Edgioake Lane, Astwood Bank, Redditch, B96 6BG
Proposal: Resubmission of approval W/13/01291/PN. Demolition of existing property and construction of replacement three bedroom dwelling.
Decision: Approved 20/01/17

iii) **Planning enforcement matters from Wychavon Planning:** None

17.016. To receive information and items for next agenda

Councillors are requested to use this as an opportunity to report minor matters of information not included elsewhere on the Agenda and to raise items for future agendas. Councillors are respectfully reminded that this is not a time for debate or decision-making.

a) Planning application received for Inkberrow on Cookhill boundary

17.017. To confirm the date of the next Parish Council meetings

a) **Parish Council Meeting is Tuesday 14th February 2017 at 7:30pm**

This meeting closed at 21:00

Signed Chairman

Dated