

Butlers Marston Parish Council

Minutes of an extraordinary meeting of the Parish Council held on **Wednesday 20th October 2021 at 7:30pm** at St Peter's & St Paul's Church, Church Lane, CV35 0NA

Present: Cllr Corpe, Cllr Mitchell-Hilton, Cllr Forsyth, Cllr Crockett, Cllr Leaper

In attendance: District & County Cllr Mills

40. Apologies for absence - Clerk

41. Members' declarations of interest for items on the agenda - None.

42. Public participation session - None.

43. Planning applications received

21/02736/VARY - Agricultural Building, Court Fields, Bridge Road. Variation of condition 2 of planning permission 20/03395/FUL (date of decision 01 April 2021) to amend the design, siting, scale and materials of the scheme. *The Parish Council (PC) reviewed the new planning application and agreed they were not in line with what the PC/Stratford District Council (SDC) had originally approved. In addition the PC feel the new application goes against paragraph 130(c) of the National Planning Policy Framework as revised 20.07.2021 and points 5.B.1 and 9.B.1-3 of Stratford District Councils Core Strategy.* It was agreed to submit the following objection to the application:

BMPC objects to this application for the following (planning) reasons:

The application does not satisfy:

National Planning Policy Framework as revised 20/7/2021

Para 130 (c)

Planning decisions should ensure that developments are sympathetic to local character and history including the surrounding built environment.

SDC Core strategy

CSF 5 B

(1) Proposals should include an assessment of the likely visual impacts on the site's immediate and wider setting

CSF 9 B

(1) Proposals should use a limited palette of materials to give coherence to the overall design

(2) Proposals will be sensitive to siting and existing built form

(3) Proposals will reflect the context of the locality ensuring a continuity of the design features.

The following relates to information and page numbers in the design and access statement submitted by the applicant:

Page 8 - The building directly opposite the application site "The Manor House" is a grade two listed building, as is the curtilage of the property. This includes ALL the walls and buildings in the 'photo on page 8.

Page 10 - shows the approach towards the village and the site. The majority of the built environment is of lower lias stone.

Page 14 - The "building directly opposite the site" (photo page 16) is not visible to vehicular or

pedestrian traffic. There are a small number of houses in the village using a mixture of red brick and stone. The majority are built either entirely of stone or entirely of red brick. In the photos on page 16 it will be obvious that there is only a relatively small area of red brick on two of the buildings. Hence, it is not true to say that “This will make the scheme more representative of the character of the village as a whole”.

Page 16 - refers to “farm buildings ...found opposite the site”. The brick building is but a small part of a line of buildings and, as above, is not visible from the road. Bank Close is NOT “just around the corner”. It is NOT true that the combination of brick and stone is significant in Butlers Marston. What is or is not common in surrounding villages is not relevant to this application.

Page 20 - The layout shows that the greater part of the walls facing the road (and therefore the view for passing traffic) will be red brick; only the eastern “gable end” of plot two being white lias stone. This is completely out of character for the built environment surrounding the site.

Page 22 - The proposed open timber car port is not in keeping with the surrounding built environment, including the newly approved building as per application 21/01846/FUL.

Page 23 - Two of the photos are of buildings which are NOT in Butlers Marston and their inclusion is misleading. As above, it is not true that the “interesting combination of brick and stone can be seen throughout Butlers Marston”.

44. Planning decisions received

21/01582/FUL – Land West of Blacklands Farm, Butlers Marston. Erection of an equine block and horse menage. **Approved.**

21/01846/FUL – Court Fields, Bridge Road, Butlers Marston. Householder Planning Application for a domestic garage and home office. **Approved.**

Meeting closed at 20:23

Date of next meeting – 24th November 2021 @ 7pm

Signed..... Date.....