

**FLYFORD FLAVELL, GRAFTON FLYFORD &
NORTH PIDDLER PARISH COUNCIL**

**Minutes of the Extraordinary Meeting held by ZOOM,
on Tuesday 2nd February 2021**

Present P Wakeman S Densham
 D Waide (Chairman) J East
 R Davey A Short

Cllr L Robinson

Mark Broughton-Taylor attended as clerk

1. Apologies
 Ceri Bennett Rob Adams

2. **Declaration of Interest:**

Andrew Short declared that he was a close neighbour of both applicants in 4ii and 4iii below and that he had already submitted his own private comments and would add nothing more.

3. **Public Participation:**

Several members of the public attended the meeting to express their views concerning the applications below. The northern neighbour to Church Farm Cottage expressed some concerns about privacy and drew the parish council's attention to comments that they had submitted to Wychavon. The applicants for Church Farm Cottage attended the meeting and gave some clarification to the application concerning siting and other matters.

Other members of the public offered comments concerning Hill Top Farm and The Barn at Church Farm. There was considerable alarm concerning The Barn proposals and it was noted that a number of objections have already been posted on the Wychavon website.

It was also noted that earthworks were being undertaken at Church Farm.

The chairman thanked the public for their contributions and closed the meeting for member's discussion.

4. **Co-option to the council.**

Andrew Short had offered his services as a councillor for Flyford Flavell to fill the vacancy left after the resignation of Simon Kennedy. Andrew had previously served on the parish council up to about 15 years ago but had resigned due to work commitments. He has now retired and has

more time available for community work and was happy to return to the council.

A hand ballot was taken and Andrew was unanimously elected to the council.

5. Planning Matters.

- 5i. **Hill Top Farm** **20/01933/RM**
Old Hill **20/02435/S106**
Flyford Flavell
WR7 4DA

Discharge of Reserved Matters (amended details)
 Discharge of S106 agreement

Linda Robinson reported on the latest situation concerning these applications. The council is still waiting for the results of the private traffic survey to be submitted concerning the reserved matters application. The council were also still waiting for the general legal advice concerning the lifting of S106 matters. Linda stressed that this would be general advice and not specific to these particular cases. The planning officer had intimated that the parish council should write in with any questions it may have. It was agreed that the clerk would write to the planning officer and ask that the advice be shared when it had been received and to clarify what grounds are valid for approval or refusal of the application.

- 5ii. **Church Farm Cottage** **20/02914/FUL**
Church Lane
Flyford Flavell
WR7 4BZ

Mr & Mrs Quinn

Proposed new dwelling, including the resiting of a replacement garage and a new access.

The application was described by the clerk. The applicant interjected to clarify the position of the proposed property. The clerk thanked the applicant for the correction.

The parish council resolved to support the application in principle but wish to draw the attention of the LPA to the concerns raised by neighbours and the potential drainage issues on Church Lane, the visibility splays to the proposed new access to Church Lane and the issue of disposal of sewage. The applicant explained that Severn Trent has confirmed that a mains sewer is situated in Church Lane and that the proposed property will be connected. It was suggested that a permeable drive surface should be provided to alleviate surface water running down Church Lane and that an Environment

Mr Doughty came back to ask whether in the interests of consistency the parish council should raise the concern about water run off onto Old Hill at Hill Top Farm. He also asked if a dangerous stile at the top of the steps off New Hill could be reported. The chairman thanked Mr Doughty for his comments but insisted that the meeting was now closed for public participation and that it he should close the meeting.

6. Dates of Next Meetings: 23rd March 2021

Signed:

Date: