

Minutes of Market Overton Parish Council Extraordinary Meeting Held in The Village Hall on Tuesday 11th February 2020

2020/16	Present	Cllr. Williamson (Chairman), Cllr. Ellis, Cllr. P England, Cllr. Boyle, Cllr. Simons, Cllr. Robins. Parish Clerk 20 member of the public.	
2020/17	Apologies	Cllr. E England, C.Cllr. MacCartney.	
2020/18	Declaration of Interests and requests for dispensations	Cllr. Williamson declared an interest in 2020/ 21.	
2020/19	Effect on Market Overton of the revised Local Plan	Cllr. Williamson gave a short presentation on the potential impact of the revised local plan on development within Market Overton. The land currently subject to planning application 2020/0056/MAO could potentially be marked for development in two halves with up to 27 dwellings on each half. The Local Plan is currently in pre-submission.	
2020/20	Public participation	The following points were raised in relation to planning application 2020/0056/MAO: • The provision of bungalows is both desirable and essential. • Vehicle access should not be permitted via The Limes • The views expressed in the questionnaire informing the Neighbourhood Plan, that there is an appetite to see no more than 30 houses built in Market Overton, should be adhered to. • Individuals can, and are encouraged to, make comments to RCC on the planning application. • The building of family homes will potentially add additional pressure to the provision of secondary school places. • Generally, the application is viewed favourably, and in preference to alternatives, subject to vehicular access being restricted to Main Street.	

2020/21	To consider planning application 2020/0056/MAO Land to the north of Main Street. Construction of 22 dwellings.	This application, to construct 22 dwellings is, in principle, acceptable. The style and density are in keeping with, and sympathetic to, the village. There are however, a number of concerns which should be addressed and resolved prior to approval being granted. Support for this application is therefore subject to: • Vehicular access to the site should be from Main Street only. Access via The Limes would not be acceptable, although pedestrian and cycle access would be permissible. • The mix of housing should reflect the soon to be completed Market Overton Neighbourhood Plan, with a proportion of affordable housing as well as bungalows for older or less able residents. Gardens provided for Bungalows should be relatively small and easily managed. • An archaeological survey of the area should be conducted • A tree survey, to assess any impact in terms of felling and damage to trees, should be carried out. • Clarity should be sought as to the requirement to provide a play area within or accessible to the development • The energy efficiency of the dwellings should be maximized • A full survey by Highways Dept. to assess the viability of the access from the site onto Main Street in terms of visibility of and to oncoming traffic. • A full traffic survey, to assess the impact of increased traffic along Main Street. Recommend Approval - subject to the above concerns being addressed. All in favour	
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2020/22	To consider planning application 2020/0067/CAT Stocks Cottage, 11 Main Street. Raise crown of 1 No. Beech tree by 2.5-3m removing 3 lower branches. Reduce height of 1 no. Holly tree by 1 metre for general maintenance and retention of shape. Reduce over-hanging branches to suitable growing point of 1 no. Cherry tree by 1-1.5m.	No objections.	
2020/23	To consider planning application 2020/0086/FUL The Granary, 2 Woodhead Close. Single storey extension to the rear and side of existing dwelling.	No objections.	

The meeting closed at 7.20pm.