

QUENINGTON PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD
VIA ZOOM ON 22nd DECEMBER 2020

Present: Cllr Don Downes (Chairman), Cllr Michael Scott (part), Cllr John Dooley, Cllr Janet Sallis, Cllr Michael Sayer, Cllr Kay Geoghegan, Cllr Mitchell Watkins

In attendance: Penny Ibbotson (Clerk), 6 members of public

1. Apologies for absence: None received.

2. Declaration of Interest on Items on the agenda: No items were declared.

3. Planning:

To consider the following application:

20/04069/FUL Erection of a detached 4 bed dwelling with associated access and parking at Land South of Riverside, Victoria Road, Quenington

Comments from Members of Public:

- The photomontage gives greater clarification but it would have been helpful to have a view of the approach from the north to see the impact of the proposed car parking on the entrance to the village.
- The building is enormous and lacks subtlety for the entrance to the village.
- There is concern about increased flooding as a result of this development.
- The proposed house would take evening light from Pool Hay and block views to the west.

Comments from Applicant:

- The house is similar in size to the approved application, the roof line is now lower and the footprint slightly smaller. The roof line is lower as a result of dropping the level of the footings.
- The proposed house will overlook the garden of Riverside; he has tried to locate the house so the view from Bankview is not impacted and to avoid overlooking of Riverside house itself.
- Drainage has been designed so that water run off from the drive goes into a slot drain, which would lead to a soakaway on site. Grey water will be collected for use in toilets and irrigation of land. The comparable drive for Bankview doesn't create flooding issues.
- The proposed house is located 1m closer to the road than original approved plans to avoid building right on the boundary with Bankview.

Concerns raised by Quenington Parish Council:

The response is based on the validated plans submitted to Cotswold District Council.

- The proposed house is too big for the size of the plot and would dominate the road.
- The height of the parking area would have a negative impact on the approach to the village and the Conservation Area
- The proposed house would overlook the Riverside and cause reduced light levels to neighbouring properties.
- The proposed footprint appears to be almost double that of the approved house.

- The increased hard surfacing will increase surface run off and could impact on flooding of Victoria Road, which is already medium risk for flooding.

It was agreed by all present that Quenington Parish Council OBJECTS to the application for the above reasons

4.0 Date of Next Meeting: Thursday 14th January 2021

There being no further business, the meeting closed at 8.50pm.

_____ Chairman

_____ Date