

MINUTES OF A SPECIAL MEETING OF HARBURY PARISH COUNCIL

Held in the Farley Room, Harbury Village Hall, Harbury on Thursday 24 May 2012 at 7.00pm.

Present: Cllrs Lockley (Chairman), Ekins, Hancock, Knowles, Lewis, Patrick, Thornley, Summers, Thompson

In Attendance: Mrs A Biddle (Clerk to the Council), County Cllr R Stevens, District Cllr B Mann, District Cllr R Hamburger, Mrs L Ridgley (Harbury News), and 20 members of the public

12/091 APOLOGIES

Cllr Mancell

12/092 DECLARATION OF INTEREST ON ITEMS ON THE AGENDA

None declared.

12/093 PUBLIC PARTICIPATION

Local residents had nominated Mr Stephenson to address the council with their concerns regarding the planning application for 8, Dovehouse Lane.

Mr Stephenson began by stating that the residents did not object to some development on the site and in fact would welcome development which was in keeping with residents' wishes as outlined in the Village Design Statement and Parish Plan and taking into account SDC's local planning policies.

There were two parts to this planning application, one of which was the question of land ownership and the second related to the proposed development itself.

Residents understood that the question of land ownership was not the direct concern of this meeting except that a public right of way, SM 58, crosses the verge which is owned by SDC, and which forms part of the proposal. It was their understanding that there is no precedent for planning permission to be granted to a private developer for land they do not own and on which a public right of way exists.

With regard to the proposed development, the following objections were made:

- The public open space (verge) is an important feature of the street scene in Frances Road which would be adversely affected by any building on the verge. Residents are opposed to losing any part of this public open space.
- The proposed executive, Georgian style building of a block of 4 flats and 1 house is contrary to the Village Design Statement (VDS).
- It is over-bearing in terms of design, position and size and is two and a half times the height of the existing building.
- It is intrusive for adjacent properties

- It does not fit into the design on the surrounding houses, or those in the conservation area to the north and would therefore significantly alter the character of this area.
- There is not enough space provided for the number of refuse bins which would be required. The developer has only allowed 1 per household but SDC requires 3 per household, an under provision of 10 bin spaces.
- The development requires the removal of a traditional stone wall to provide car parking. This is contrary to the VDS.
- Only 5 parking spaces are provided but SDC's policy would require 10 i.e. 2 per household.
- The car park spaces are not convenient to each dwelling and would result in occupants parking in the Frances Road cul-de-sac in order to park outside their front doors.
- The insufficient space for bins and car parking would result in less space on the road which would be dangerous.
- The extra on road parking would cause further problems in an already crowded street and would create problems for service, delivery and emergency vehicles.

There were also concerns about the already inadequate sewers and the possibility of there being asbestos present in the roof of the existing building.

The residents have organised a petition against the planning application which has 60 signatures to date, and there are also several letters of objection which have been sent to SDC.

The applicant's architect was also present and he made the following points:

- The footprint of the proposed development is actually less than that of the existing building.
- The proposed development is twice the height of the existing building and not two and a half times as claimed by the residents.
- In a previous appeal on a planning application for this site, the planning inspector said that the verge in question was of no consequence or benefit as public open space.
- In preparing this proposal, they had tried to keep the village environment and provide appropriate accommodation.
- The issues regarding parking would go through the planning process and they would try to reach an agreement with SDC on this.
- The additional 10 bins could be accommodated as there is enough space for this.
- The question of sewers/drainage is a building regulations issue and would need to be satisfied.
- The plans incorporate 10% renewables so the dwellings would be more efficient than other properties.
- The applicant has owned this land for over 10 years and has already considered other possibilities.

12/094 PLANNING MATTERS

12/00165/FUL

Demolition of a single storey car lot office/ garage building and erection of 4 no. residential apartments and 1 terraced residential dwelling together with off street parking and landscaped gardens.

8, Dovehouse Lane, Harbury

The parish council considered the above planning application, taking into account the views of the residents and the points made by the applicant's architect. It was **RESOLVED** to object to the application on the following grounds:

- Over development of the site
- Insufficient parking spaces which would result in more on street parking
- The loss of green space is contrary to the Village Design Statement and the Parish Plan.

The parish council has no objection to development of this site in principle but it must be in keeping with the VDS, sympathetic to the surrounding area and not involve the use of public open space.

The meeting closed at 7.35pm.

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