

MINUTES OF AN EXTRAORDINARY MEETING OF HARBURY PARISH COUNCIL

Held in Harbury Library on Thursday 13 December 2012 at 7.00pm.

Present: Cllrs Thompson, Hancock (part of meeting), Knowles, Lewis, Patrick, Thornley

In Attendance: Mrs A Biddle (Clerk to the Council), Mrs L Ridgley (Harbury News) and 17 members of the public.

Cllr Thompson opened the meeting by explaining that he would be chairing the meeting in the absence of the parish council chairman who was away on business.

12/181 APOLOGIES: Cllr Lockley; Cllr Ekins; Cllr Summers; Cllr Mancell; Cllr Hancock was present but apologised that she would have to leave the meeting early owing to another engagement.

12/182 DECLARATIONS OF INTEREST ON ITEMS ON THE AGENDA
None declared.

12/183 PUBLIC PARTICIPATION

All those present had come about the planning application for 8, Dovehouse Lane. Photos of the site showing the estimated height of the proposed development and its proximity to neighbouring buildings were circulated to members of the council. A number of objections to the application were raised which included the following:

- The sewers would be overloaded
- The commercial sized bins would get in the way
- There are only 6 car parking spaces for 4 households. Is this sufficient?
- The entrance to the development, at the head of the cul-de-sac would take away 3 on road parking spaces which will create significant parking problems
- There will be increased traffic on narrow residential streets
- The design is out of place and not in keeping with the street scene
- How will the landscaping be maintained?
- The proposed development is totally overbearing and will dominate the area. It will take light away from neighbouring properties
- There will be a loss of privacy to neighbouring properties
- This would be an over development of the site
- It would also impact on Vicarage Lane

Residents stated that they were not against development but it needs to be sympathetic. Is there a need for more affordable homes, given that there are already affordable homes elsewhere in the village? Perhaps the site should be retained for business use as previously? Previous planning permission had been granted for a bungalow. The current proposal was not felt to be in keeping with a rural area and is not appropriate for the village. The proposal does not comply with the Village Design Statement.

The applicant stated that there is a need for housing, especially close to the village centre and amenities. He is not proposing to build on green fields. The site is in the centre of the village so there is not a lot of space available for parking. The proposition needs to be viable. He approached the parish council and was told that there was a need for retirement homes and homes for young people. He subsequently asked SDC for guidance and his application has been submitted along those lines.

Cllr Hancock left the meeting as the applicant's architect began to speak.

The applicant's architect provided members of the council with an information pack relating to the proposal. They had listened to the views of the parish and district councils and had tried to take these on board in re-designing the scheme. Some of the points raised by residents were addressed as follows:

- The bins will be screened by a 6ft high fence
- The elevation was discussed with SDC planners who gave them a template of what would be acceptable and the proposal fits within these guidelines
- There are so many different styles of building in the area, it is difficult to choose one in particular. However, they have been mindful of the fact that the site is close to the conservation area and this was discussed with SDC.
- Residents' concerns about parking were understood but SDC has confirmed that the space allocated in the plans is adequate.
- Privacy issues have been taken into account and the scheme has been designed accordingly

The applicant suggested that it might be possible to excavate the ground to lower the height of the building. He is willing to listen to constructive comments. He and his architect have spent some considerable time in discussion with SDC before submitting the current application.

12/184 PLANNING MATTERS

1. 12/02753/FUL

Demolition of a single storey car lot office/garage building and erection of an apartment building consisting of 4 no. residential apartments together with amenity space and car parking provision.

8, Dovehouse Lane

The council had noted the objections raised by residents and had listened to the points made by the applicant. It felt that objections on grounds of bins and parking provision would not be valid if the minimum requirements had been met as suggested by the applicant. However, it was concerned about the height of the building and its impact on no 6, Dovehouse Lane. It was agreed that the clerk would formulate a response along these lines which would be circulated to councillors for approval before submission to SDC.

The meeting closed at 8.00pm.

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