

Harbury Parish Council

Minutes of the Extraordinary Parish Council Meeting 20 November 2014 at 7.30pm The Tom Hauley Room, All Saints Church, Harbury

Present

Cllr Lockley (Chairman)	Cllr Mancell	Cllr Summers	Cllr Hancock
Cllr Lewis	Cllr Knowles	Cllr Ekins	Cllr Thompson

Absent: Cllr Thornley; Cllr Allen

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann
District Cllr Kettle

Members of the Public

Mr Jason Tait, Gladmans
Mrs Linda Ridgley, Harbury News
26 residents

14/164 Apologies: Cllr Thornley; Cllr Allen; County Cllr Stevens

14/165 Declarations of Interest: None

14/166 Dispensations: None

14/167 Public Participation

Bush Heath Lane Planning Application

Residents raised a number of concerns as follows:

- 75 houses on a plot of this size is a very dense development
- This is an outline application only so there are no details about design or type of housing and size of dwellings or their numbers.
- Dwellings of 2.5 storeys are out of keeping with the village
- There could be a problem with run-off from the balancing pond onto Treens Hill
- Phased building would be preferable
- There has been no proper public consultation
- Who will be responsible for the landscaping and footpaths?
- There aren't enough affordable homes included
- There is no mention of the impact on the surgery or mitigation measures
- Would like to see new homes restricted to people with a local connection
- The site will generate more traffic causing further congestion in village centre and impacting on road safety.
- There will be an impact on local facilities
- Why didn't the parish council make it known that they had been consulted by the developer?
- The effect on traffic of all these recent planning applications in the local area is cumulative and therefore an application should not be considered in isolation
- What about a contribution towards the school?
- There will be an impact on school places. The children of residents at this site could be given preference for school places as they will live closer to the school than many existing residents.
- What is Harbury's quota of new dwellings under the new local plan? The proposal doesn't seem to be in scale with existing housing.

The chairman of the council explained that Gladmans had consulted with the parish council pre-application which is normal planning practice. A constructive dialogue had taken place without

prejudice; some of the points raised by the council had been incorporated into the subsequent planning application and some had not.

Jason Tait, on behalf of Gladmans, acknowledged residents' concerns which were not unusual. They were genuine planning issues with no easy options which the planning process will try to address. An outline planning application is a standard process. The reserved matters will be subject to full consultation. Many of the concerns raised can be addressed by planning conditions. The local development framework establishes the principles for access and design which cannot be changed at the reserved matters stage. The parish council can ask for conditions now to control reserved matters and can ask to be specifically consulted. Other points were covered as follows:

- The application includes 35% affordable housing which is the full requirement under SDC's planning policy.
- The management of public open space can be given to the parish council with a commuted sum for its maintenance or it can be maintained by a management company to which the residents would contribute.
- The parish council has requested that rather than installing a new play area on site, that funds were made available for the improvement of the existing play area at the playing fields.
- The attenuation pond should be an improvement on current green field run off so will have a positive benefit.
- The NHS and WCC will be consulted about the surgery and the school. The pupil numbers have been calculated by WCC. The developer will have to make a financial contribution towards these but is not responsible for building surgeries or schools. The parish council should raise its concerns about these in its formal response to the application.
- Local need versus scale of development is controversial. SDC's Core Strategy covers the period up to 2031 and this proposal is not out of line with this. SDC may yet face more pressure to increase the number of houses in its Core Strategy.
- Other applications may yet come forward on more sensitive sites. If this application is approved, it could help to prevent this.
- The traffic report which has been compiled as part of the application is such that it seems unlikely WCC Highways will raise any objections.
- The pre-application consultation meeting which had taken place with members of the parish council had been very neutral and without prejudice. No one from the parish council had expressed a view during the meeting.
- A public consultation had taken place by way of a leaflet drop and comments received as a result have been taken into account.
- As a result of these consultations, the total number of dwellings proposed has been reduced by 10 and instead of installing a new on site play area, a contribution will be made to the existing play area at the playing fields. Also, a contribution will be made to the local library in Harbury and the village hall. This is because a new development will mean more people using these facilities. The parish council had asked whether it might be possible to provide land for a new cemetery. This is still under consideration but it is difficult to link this request directly to the new development.
- Gladman will not be building the houses. For this scale of development, it is likely that there will be only one builder involved.

Old Orchard, Mill Street, Planning Application

The neighbouring farm had not received a planning notification from SDC. They had recently been visited by an environmental health officer following a complaint from the neighbour about the noise from their cattle. The new dwelling would be only about 10yds from their cattle pen and therefore the new dwelling could impact on their business if further complaints are received from the new residents.

A previous planning application for this site was refused because of harm to the conservation area, the impact on road safety and disturbance to the residents of Brethren's Barn. Part of the application site is within the conservation area but even that part which is just outside should respect the conservation area.

If planning permission is granted, the neighbours would like to see the landscaping along the drive reinstated and extended while the drive itself would need widening.

10 Constance Drive, Planning Application

Objections were raised to this application which is retrospective. The pitched roof of the new building is very high and in very close proximity to the boundary with the neighbouring property. It has a very overbearing and dominant effect on that property. The plans are not to scale and are inaccurate. The new roof is 3.5m high. Photos were circulated to members of the council.

District Cllr Mann reported that she had made a site visit. The neighbour's garden is small and the new building has an overbearing aspect.

The applicant explained that they had been advised by their architect that the building was within permitted development. As soon as they realised this was not the case, they submitted a planning application.

Parish Council Influence on Planning Matters

It was pointed out that the parish council can have some influence on the decisions made by the planning committee. At the very least, the parish council can ensure that an application is determined by the committee rather than the planning officer if it objects to or supports an application. It was noted that developers' presentations at planning committees are usually very polished and that it might help parish councillors presenting at the committee if they could obtain some extra training or support in presentation skills.

14/168 Planning

1 14/02750/FUL

Demolition of two garages and erection of one detached dwelling to include garage and car port.

The Old Orchard, Mill Street

It was **RESOLVED** to object on the following grounds:

- This is backland development and infill
- The site is partly within the conservation area
- The new development would generate excess traffic movements
- The building of a new dwelling within such close proximity of a working farm with all its associated noise and smells could lead to complaints from the new residents which would have a negative impact on the farm business.

2 14/03002/FUL

Demolition of concrete garage and erection of replacement store and garden room

10 Constance Drive

It was **RESOLVED** to object to this retrospective application on the following grounds:

- The height of the building
- The proximity of the building to the boundary fence
- The overbearing impact on the neighbouring property

It was noted that the applicant had been incorrectly advised by their architect that this was permitted development which had led to a retrospective application for planning permission.

3 14/02528/LBC

To remove one third of the roof covering to install insulation and recover using original tiles.
Repair and replace bulged brick infill panels on timber frame gable and wall.

8 Farm Street

It was **RESOLVED** to make no representation.

4 14/02689/OUT

Outline application for residential development of up to 75 dwellings, parking, public open space, landscaping and associated infrastructure. Means of access from Bush Heath Lane to be determined with all other matters (internal access, layout, scale, appearance and landscaping) reserved for subsequent approval.

Land west of Bush Heath Lane

A debate took place, taking into account the issues raised by local residents. Although the parish council did not object in principle to development on this site, it had a number of concerns about the current application.

It was **RESOLVED** to object on the following grounds:

- Number of houses and density
- Impact on school and surgery
- Impact on traffic

In addition, the council requested that if planning permission is granted, the following matters should be dealt with either by way of planning conditions or as part of the Sec 106 agreement.

- The houses should be restricted to those with a local connection.
- The parish council must be consulted on reserved matters including the mix of housing. i.e. number of bedrooms with a leaning towards smaller homes of less than 4 bedrooms.
- Dwellings should be limited to 2 storeys.
- The Harbury Village Design Statement and Harbury Parish Plan should be material considerations in the design and layout.
- There should be traffic calming measures in Bush Heath Lane.
- There should be a footpath link to the village.
- The development should be phased.
- The parish council must be consulted on the management of public open space and its legacy.

It was agreed that the clerk would draft the formal response for circulation to members before submission to SDC.

Gaydon/Lighthorne Heath Proposed Development

District Cllr Kettle explained the latest position regarding this proposal and urged parish councillors to attend a meeting with officers from SDC which was being held at Bishop's Itchington next Monday evening.

14/169 Date of Next Meeting

The next meeting of Harbury Parish Council will be held on Thursday, 27 November 2014 at 7.30pm in the Tom Hauley Room, All Saints Church, Harbury.

Meeting closed at 9.25pm

Signed.....Chairman Date.....