

Minutes of the Extraordinary Parish Council Meeting
held on Wednesday 6th August 2014, 7.30pm at Upper Rissington Village Hall

Present: Cllr Edward Timms (Chairman), Cllr Margaret Flint (Vice Chairman), Cllr Caroline Maclean, Cllr Michael Triggs

In attendance: 19 members of public, Cllr Venetia Crosbie-Dawson, Sharon Henley (Clerk/RFO)

1. **Apologies:** Cllr Stuart Hepburn, Cllr R Arnell, Cllr N Moor

2. **Declarations of Interest:**

- (i) To receive declarations of any pecuniary or non-pecuniary interests from Councillors on items on the agenda (Councillors with pecuniary interests must leave the room at the relevant time if no dispensation has been granted): n/a
- (ii) To receive written requests for dispensations for disclosable pecuniary interests (if any): n/a
- (iii) To consider the grant of any requests for dispensations as appropriate: n/a
- (iv) To note dispensations granted by the Clerk: n/a

The Clerk reminded all members of their legal obligations and personal responsibilities in declaring interests.

3. **Planning:** *To review and consider planning application*

14/02582/FUL Village Hall, Hawker Square – Demolition of existing village hall and redevelopment with 6 residential dwellings

(i) **Public Session - Question and Answer session with Peter Mason, Technical Director, Linden Homes**

The Chairman suspended Standing Orders at 19.32hrs for the duration of the public session.

The Chairman read out emails of objection sent to the Council from residents Karen Tolputt and Roger Whitley. All the points raised were discussed and relevant items were included in the Parish Council's objections to the Planning Application.

The following is a summary of Questions from residents which were answered by Peter Mason:

Q - Why are 6 more houses required by the developer as the original plans showed nothing would be built here?

A – It is efficient use of redundant land and the developers are providing all the Section 106 gains that were planned.

Q - Will the existing hedge in front of the Village Hall be taken down as it is currently a home for nesting birds nesting and wildlife?

A - Yes it will be removed. Developers have made extensive provision for ecology and wildlife which will give many benefits compared to the loss of one hedgerow.

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Q - There is already open land on the new development – does the developer have to fill in every space over here?

A – The developers are providing 3 private and 3 affordable homes for local community.

Q - Isn't 'affordable homes' a glamorous term? No local tradesmen can afford to buy even at affordable prices.

A – Three of the homes can be rented through a housing association. People trading up and down with their properties will release lower priced properties.

Q - Have you considered providing lower cost affordable properties.

A – This is not in the plan.

Q - Could you build two bungalows for elderly people?

A – The developers have looked at the local market with the local authority and don't believe that demand is there.

Q - Have you considered homes for sheltered accommodation?

A - This would normally be via a request from the Local Authority as a response to a need.

Q – Why are the houses of Cotswold stone construction as they will be among 300 brick built houses?

A – The design reflects properties across the playing fields and ties the development together. Design materials are subjective and the developers are open to discussion with the Local Authority on materials.

Q – Do the houses need to be built so close to road?

A - It is efficient use of land and the carriageway separation meets with Planning Standards.

Q – The roofline should be the same as the bungalows on either side?

A - The plans include parking to either side which separates the houses from the existing bungalows. The houses are designed at only 1.5 storeys high.

Q – Did the architect visit site as all existing front doors face onto the playing field, whereas the proposed properties are the opposite way around?

A – The developers take the point about the gardens and the land.

Q - Where will additional cars park if there are more than 2 cars per house as parking is already a problem in Hawker Square?

A – The plans comply with CDC car parking standards.

Q – What is the size of 3rd bedroom in these houses?

A – Information is available on CDC's Planning Portal. The homes are not substandard and meet living standards.

Q - Isn't it dangerous to add another 6 houses to small section of road?

A – The development doesn't affect road standards and there is already a traffic flow from the existing Village Hall.

Q – Building between the existing bungalows will blocking off pedestrian access to the playing field.

A – There are footpath links which will be lit and cycle paths on the outline planning consent.

Q – Is the area behind the shop classed as a 'brown field' area and would you build on it?

A – We are looking to see if we could get a medical centre up here.

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Councillor Crosbie-Dawson added that that CDC will review the planning application and she had come to hear views expressed at the meeting which she will put to the Planning Officer and she does understand residents' concerns. The Design code would look at the size of buildings. She added that the Planning Officer was not entirely happy about the design and layout. If a lot of objections are received it will come before the Planning Committee.

The Chairman reinstated Standing Orders at 20.18 hours and resumed the Parish Council meeting.

ii) Discussion by Councillors on response to Planning Application

Chairman and Councillors discussed whether they wished to object to the Planning Application. It was agreed that the following objections would be raised:

- Object to quantity of houses. This should be scaled back to a maximum number of 4 and set back from the road.
- Sizes of houses and plots are too small and are not in keeping with neighbouring houses.
- The buildings are forward of the current building line, right on the edge of the carriageway. Orientation is opposite to all other buildings which are facing the playing fields.
- The roofline is too high, not in-keeping with existing buildings either side.
- Style of building and materials is out of character with existing houses. It should be in brick to match existing houses rather than Cotswold stone.
- Inadequate parking provision as proposed Tandem parking is not user friendly as may encourage further parking on the road. There is already too much pressure on car parking within Hawker Square.
- As a village there should be open access to the playing fields. This development will reduce pedestrian access.
- The application is for 3 private houses and 3 affordable but this is only to meet CDC requirements. There are already approx. 108 affordable/social houses on new development and there is a low take up due to lack of local employment opportunities.

Councillor Flint reminded all present that the Planning Officer needs to hear from individuals, not just the Parish Council. Councillor Crosbie-Dawson suggested emailing her direct at Deborah.smith@cotswold.gov.uk to object.

Residents requested that the PC publicise the Planning Application to ensure more people were aware of it and were able to object. The PC already have notices on 3 noticeboards, an email group for local residents and a website. However, Cllr Maclean volunteered to write a letter to post through doors to inform residents there is a planning application in Hawker Square and where and how to complain. The Clerk is to send a copy of agreed objections to Planning Application to Cllr Maclean to include in the letter.

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There being no other business the meeting closed at 20.30 hours.



Margaret Flint
Vice Chairman of Upper Rissington Parish Council

Date – 1st September 2014