

EAST HARPTREE PARISH COUNCIL

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON
TUESDAY 30th JUNE 2015**

VENUE AND TIME OF THE MEETING: THE PAVILION @ 7.30pm

		<p><u>Present:</u> Cllrs Peter King, Mike Jennings, Paul Waldron, Andrew Jones; also in attendance Alan Butcher (Clerk)</p>	
	718	<p><u>Apologies for absence.</u> Cllr Tim Warren.</p>	
	719	<p><u>Co-option of persons to four vacant places.</u> Three additional persons to be co-opted onto the Parish Council to fill vacancies due to insufficient nominations. The clerk confirmed that an advertisement had been placed in the Chew Valley Gazette. It was agreed that the council should continue to advertise.</p>	
	720	<p><u>Public Forum:</u> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. Four members of the public were present.</p> <p>Members of the public raised a number of issues regarding the proposed development in Water Street which included:</p> <p>The change to type and style and the removal of the garages had little effect on the impact of the development on the village and surrounding properties.</p> <p>The advised reduction in the roof line could not be identified.</p> <p>17 out of 22 local residents had objected strongly to the proposals; most felt that a development of five properties would be more suitable. It was agreed that this was a “large” development which would have a profound effect on the area, surrounding properties, parking and access.</p> <p>The question of parking within the development was still a concern and access for vehicles via Water Street a major concern.</p> <p>The ecology of the area was seriously threatened by the proposals, concern was expressed about the removal of the badger sett and the effect on other wildlife inhabiting the site. The ecologist had expressed concern about the proposals.</p> <p>There was an opportunity for a sustainable development on the site and there was also a need to protect the village as a whole from over development.</p> <p>There was concern about the apparent lack of notification and the way objections were being dealt with by BANES.</p>	

721	<p><u>Declarations of Interest:</u></p> <p>Cllr Jones recorded that he had submitted a personal objection to the proposed development at Water Street and would not vote.</p>	
722	<p><u>Acceptance of the Minutes of previous meetings:</u></p> <p>Minutes of the meeting held on 19th May 2015 were agreed and signed as a true record with a minor amendment to the title to include “Annual General Meeting”.</p> <p>Minutes of the meeting held on 9th June 2015 were agreed and signed as a true record.</p>	
723	<p><u>Matters Arising from the Minutes of the previous meetings:</u></p> <p>To be held over until next meeting.</p>	
724	<p><u>Planning:</u></p> <p>Application 14/05836/FUL – Erection of eight dwellings on land at Water Street, East Harptree – amended submission.</p> <p>Councillors made the following comments:</p> <p>Whilst the garages have been removed, they still consider that the parking on the development is inadequate given that there is likely to be a higher number of vehicles per household in this rural environment than in an urban area where there is more available public transport. The likelihood of on street parking within and around the development raises concerns about the access for delivery and service vehicles. Councillors previously considered that such vehicles should be able to enter and leave the area in a forward facing direction.</p> <p>There are still major concerns over the urban style of the proposed dwellings which are wholly out of keeping with the properties surrounding the development and, indeed, the village as a whole. The provision of smaller dwellings to match the existing character of the village should be considered. The height size and style of the proposed dwellings, which hugely overshadow surrounding properties, are inappropriate for the setting despite changes made from the original submission. It is generally agreed that a density of five dwellings would be more appropriate for this site. It was noted that an adjoining site (Home Farm) had a restricted number of dwellings to maintain the character of the village.</p> <p>There are serious concerns about the ecology of the area and there seems to have been insufficient consideration for the green corridor currently created by the site and the effect on bats and other wildlife. The removal of the badger set is a major concern given the possibility that the existing set is permanent habitat rather than a transient site.</p>	

		<p>It is noted that the ramp into Middle Street has been replaced by steps. These still exit onto an inadequate pavement on a busy road.</p> <p>The management of the communal space is still a concern and the possibility of this area becoming another plot for a dwelling should be safeguarded with a section 106 agreement.</p> <p>There is concern that if the dwellings are built then there could be inappropriate use of permitted development regulations to extend the dwellings in the future. Councillors hope that a restriction on the use of permitted development would be put in place.</p> <p>Councillors also noted that not all neighbours have been appropriately informed about the amended proposals and that comments to the council have been slow to be uploaded onto the website. They were also concerned about the lack of information provided to them on the amended proposals.</p> <p>After consideration, Councillors voted to object to the amended proposals.</p>	
	725	<p><u>Parish Council Meeting dates:</u> The dates for Council meetings for the year are as follows: 21st July, 15th September, 20th October, 17th November, 15th December, 19th January 2016, 16th February, 15th March, 19th April and 17th May.</p>	
	726	<p><u>Matters of Report:</u> None.</p>	
	727	<p><u>Date and Time of Next Meeting:</u> 21st July 2015, 7.30pm at The Theatre.</p>	

The meeting closed at 9.00pm

Alan Butcher,
Parish Clerk,
15th July 2015
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