

**EAST HARPTREE PARISH COUNCIL**

**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON  
TUESDAY 4<sup>th</sup> OCTOBER 2016**

**VENUE AND TIME OF THE MEETING: THE THEATRE, EAST HARPTREE @ 7.30pm**

	<u>Present:</u> Cllrs Peter King (Chair), Mike Jennings, Paul Waldron, Andrew Jones and John Darvill; also in attendance Alan Butcher (Clerk)	
169E/1	<u>Apologies for absence.</u> Cllr Tim Warren.	
169E/2	<p><u>Public Forum:</u> The Chairman will adjourn the meeting for a maximum of 10 minutes to allow public participation. Five members of the public were present.</p> <p>Chris Head advised that proposals for fast broadband would not cover a greater majority of properties in East Harptree. He had prepared a survey and information and it was agreed that this could be circulated on the Parish Council mailing list as it was essential that as many people responded to ensure that East Harptree received proper coverage.. The closing date is 24<sup>th</sup> October 2016.</p> <p>A number of residents from properties adjoining Kielder, Church Lane voiced their concerns about the recent amended proposals to be discussed by the Parish Council later in the agenda. Concerns expressed included the density of dwellings, parking, housing mix and overlooking of adjoining properties. It was also noted that there appeared to be no official notice of the application posted in the vicinity. There were also comments reiterating previous objections to the Pinkers Farm application.</p>	
169E/3	<p><u>Declarations of Interest:</u></p> <p>Cllr King in respect of the Pinkers Farm application.</p> <p>Cllr Jones advised he had an interest in a local Broadband company but who were not associated with any current actions.</p>	
169E/4	<p><u>Acceptance of the Minutes of previous meetings:</u></p> <p>Motion to postpone the acceptance of the minutes of the meeting held on 20<sup>th</sup> September 2016 until the meeting to be held on 18<sup>th</sup> October 2016. This was agreed.</p>	
169E/5	<p><u>Planning:</u></p> <p>Cllr Jones took the chair for this matter.</p> <p>i) <b>Application 16/04249/FUL</b> - Demolition of Agricultural Buildings and erection of seven dwellings at Pinkers Farm, Middle Street, East Harptree for Mr James Pearce.</p>	

Councillors made the following comments:

Parking - there is insufficient parking provision in the proposal. The emerging Place Making Plan and Chew Valley Neighbourhood Plan require three spaces per dwelling plus an allowance for visitors without the inclusion of garage space (CVNP policy HDE8b for instance). The application falls short of this provision and will result in unacceptable on-street parking which is a major and continuing problem within the village of East Harptree. Additionally, there are existing garages on the site used by adjoining residents which, if no longer available, will result in on-street parking causing further congestion in Middle Street at a point where the road narrows and current parking already causes problems.

Housing mix - Policy CP10 & CVNP Policy HDE5b calls for a mix of housing rather than the large dwellings proposed. Recent housing needs surveys indicate that a mix of two and three bedroom properties are required in the area.

There are considerable concerns about the proposals to deal with surface water and flooding on a site where there have been major problems in the past. The Parish Council would like to see an input from the Environment Agency and other relevant organisations to properly address this issue. Councillors are also concerned about the impact seven additional dwellings will have on the existing foul sewer which is understood to be at or near capacity in current circumstances.

Adjacent slurry pit and working farm. Councillors noted that some of the dwellings are sited within a few metres of a large slurry pit and working farm where the environmental health impact has not been considered.

Employment opportunities. Councillors were concerned that the loss of the farm facility will result in the loss of potential rural employment (although it was noted that the site currently provided no employment) whereas the re-generation of the facility could result in an increase in such employment.

Councillors agreed unanimously to Object in Principle to the proposals and asked to see the application considered by the planning committee and also that there should be a site visit to allow members of that committee to fully appreciate the difficulties of the site and impact of the proposals.

Cllr King resumed the chair at this point:

- ii) **Application 16/04629/FUL** – Demolition of existing dwelling and erection of 4 dwellings with associated car parking, gardens and amenity space at Kielder, Church Lane, East Harptree for Simon James Homes.

Councillors made the following comments:

The proposed dwellings, which are sited in a prominent position at the western edge of the village, are inappropriate and alien to the village of East Harptree in respect of their appearance.

The style of the proposed dwellings is not complimentary of the village vernacular and whilst the use of stone cladding is welcomed, this should be Dolomitic Conglomerate which is used extensively in the village rather than any other type of stone or, worse, any reconstituted stone as referenced in the emerging Chew Valley Neighbour Plan.

The proposed parking provision is inadequate as the current policy and the emerging Chew Valley Neighbourhood Plan give a parking requirement of 14 spaces for the site. It should be noted that garages are not to be counted in the calculation and should be excluded from any parking consideration. Due to the current shortfall of on site parking then any potential overspill in Church Lane will cause obstruction and prevent the passage of large and emergency vehicles, there have already many been instances of this problem in Church Lane even before any further development.

The Highway Officers comments regarding highway visibility from a previous application are still relevant. Proposals to remove the hedge to improve this visibility are not possible as the suggested visibility splay will require the removal of a substantial section of roadside bank and a requirement for a retaining structure to contain the ground.

The views in and out of the area will be seriously compromised by the proposals, the views from the adjoining footpath and the AONB will be affected contrary to policy NE2. The site has high hedges to the north and west which provide screening of the site and privacy for adjoining owners. There is no guarantee that these will remain over time and reliance upon their screening to mitigate the prominent buildings cannot be relied upon. Thus the prominence and visibility of the three dwellings from the north and the west without screening should be considered.

The proposal to use mains foul drainage for the disposal of surface water is unacceptable, surface water should be dealt with in a sustainable way. There are already problems with flooding and drainage overload in Church Lane during times of heavy rain, these can only be exacerbated by these proposals, with the potential for damage to the road and properties further down the lane.

The proposed housing mix is not in accordance with policy CP10 which calls for a mix of housing rather than the four 4 bedroom properties proposed. The council will be aware that recent housing needs surveys indicate that smaller two and three bedroom properties are required in the area rather than the larger homes that are proposed.

In conclusion, Parish Councillors having considered the proposals and made comments (1-7) above, agree that the proposed construction of four dwellings represents over development for this site. They suggest that consideration be given to proposals that contain fewer dwellings in order to resolve current issues with regards to prominence, housing mix, parking provision and to allow dwellings to be positioned in such a way that adjoining properties are not overlooked.

A reduction in the number of dwellings will give a greater opportunity to address the concerns and objections of local residents and the Parish Council.

	Councillors voted unanimously to Object in Principle to the application.	
169E/6	<p><u>Other matters:</u></p> <p>i) Broadband Provision in East Harptree – the matter as outlined by Chris Head to be included on future agenda and the survey prepared by Chris Head to be circulated via the Parish mailing list.</p> <p>ii) Calendar – promotion and sales. Cllr Jennings was concerned about the poor level of sales at the Flower Show and commented on the fact that he was the only representative of the Parish Council at the event. It was noted that the calendar was now available via the shop and it was agreed that sales should be promoted via the email list and website.</p>	
169E/7	<p><u>Matters of Report:</u></p> <p>Cllr Jennings asked for an item about council representation to be included on the next agenda.</p>	
169E/8	<p><u>Date and Time of Next Meeting:</u></p> <p>The next scheduled meeting is 18<sup>th</sup> October 2016.</p>	

The meeting closed at 9.30pm

Alan Butcher,  
Parish Clerk,  
22<sup>nd</sup> September 2016  
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