

Draft until signed

**Minutes of Battsiford Parish Council Meeting
Tuesday 31st July 2018 at 7.00pm, Battsiford Village Hall, Straight Road, Battsiford**

Present: C Knock (CK) (Chairman), B Rhodes (BR) (Vice-Chairman), N Cleaver (NC) (Councillor), C Skinner (CS) (Councillor), S Zethraeus (SZ) (Councillor), P Aspinall (PA) (Councillor), C Nicholas (CN) (Councillor)

Attending: J Budd (JB) (Public), 3 members of the public, Mr Bates (Owner of Bowl Meadow), Mr Last (Representative for proposed development at Bowl Meadow)

1. Apologies for absence

S Meech (Clerk)

2. Declarations of Interest

None declared.

3. Public forum

A planning application for Gibbons Farm, Hascot Hill was received by Battsiford Parish Council (BPC) after the agenda had been produced, however, PA had circulated an email to councillors with objections from local residents as the consultee comments close before the next parish council meeting in September. The residents have 2 issues with the application at Gibbons Farm, firstly, the house is accessed by a shared laneway which is a one carriage dirt track with no space to turn around and a very high verge. The track services 5 substantial properties, all 4-5-bedroom properties and the number of vehicles using the track has already become problematic with each person needing to reverse a significant distance if meeting another vehicle. The anticipated increase in traffic is alarming and may lead to accidents.

Secondly, the neighbours are legally responsible for the water supply and bills. Although this is a private matter, there is a history of problems with the water supply as Gibbons Farm does not have a direct water supply and it comes from the neighbours. The neighbours would not be prepared to facilitate an additional water supply, or indeed foot the bill for such. It was also advised by the neighbours that in order for the new property to be built a 2-bedroom bungalow that is currently occupied by tenants would need to be demolished in order for a 5-bedroom property to be built.

The issues relating to traffic and the increased risk of accidents on Hascot Hill was shared by all councillors, and although there was no objection to the nature of the proposed building, collectively BPC did not feel able to support a project which would increase the traffic in a laneway and that presented a risk of accidents on the corner of a junction. SZ raised the point that another 4-5-bedroom property was not needed in the village as the housing needs survey carried out highlighted a need for smaller 2-3-bedroom properties. However, NC raised the issue that two to three smaller properties would actually carry the same if not more in terms of footfall and vehicle access. The owners of Gibbons Farm were not present at the meeting, although the meeting was not published with this item on the agenda. Unfortunately, BPC by majority was unable to support this application, CN, SZ, BR & PA did not support the application and NC, CK and CS were neutral.

4. Planning

a. Applications received for consideration

i. DC/18/03072 – Land at Bowl Road, Battsiford IP14 2LG – Outline Planning Application (Access to be considered). Erection of 10 no dwellings, creation of new vehicular access and external works

The land for this development was purchased by Mr Bates subject to a purchase agreement of being able to be developed, the previous owner of the land had previously attempted to develop on the land and been refused. The proposed

development is for four 4-bedroom bungalows and six houses which would be a mix of 4, 3 and 2 bed properties. The bungalows have been positioned closer to Cobble Close due to the fact that Cobbled Close are a collection of 2 storey properties and they will not be overlooked. Allowance has been made in the proposals for 29 vehicles, however, drainage has not yet been considered fully and that was a reason Mr Bates and Mr Last were in attendance to see if the application as any support at all before spending is made on drainage surveys and systems etc. Mr Last had contacted the clerks of BPC and Combs Parish Council regarding attending meetings to discuss the application, however, only knew of the meeting from Mr Bates.

CK advised that the boundary lines actually dictate that this development is in Combs and not Battisford and anything discussed at the meeting is subject to the view of Combs Parish Council. CK questioned why an application has been submitted now before the new settlement framework is published. Mr Last advised that this was in the draft framework and he is hopeful that the draft framework will be unchanged, the reason for the application being submitted was to test whether there is support for a development at all here.

CN questioned whether any consideration had been given to the new drainage arrangements installed last year, which are cited where they intend to put a footpath. Mr Last was not aware of previous drainage problems with regard to overflowing sewage and flooding in the dip of the road which were then explained by JB, CK and CN, Mr Last took notes and Mr Bates made several suggestions on how they could improve the issues such as installing greater pipes to moving their drainage plans completely to the other end of the development closer to plot 4. Mr Bates and Mr Last both agreed that a surface water report at £500 could be arranged by them to examine the issue of flooding at the road dip. Then followed a general discussion about the design of waterways.

NC advised that speeding was a huge concern in the village and as the exit/entrance point to this new development is very close to a national speed limit zone, there would be some very real concerns about the risk of accidents. Mr Bates and Mr Last offered to fund and install SID devices, to flash up and tell approaching cars what the speed limit is and what speed they're going, the type which look to be mounted on gates. CK also raised the issue of overflow parking from the pub, and how additional parking would be helpful. Again, Mr Bates and Mr Last agreed to provide additional off-road parking for the use of the community inn.

Mr Last made it very clear that this development would not include social housing or affordable rented property. These houses would be open market houses. NC advised that the housing needs survey showed a need for 2-3 bed bungalow type properties to fulfil the amount of people wanting to downsize from 5-6 bed houses in the village. Mr Bates and Mr Last agreed to change their property types to 2 bed houses and 3 bed bungalows if the quantity could remain at 10. NC advised she was not happy with 10 properties on the plot, as the total number of houses in Bowl Road is around 16 therefore, adding another 10 would be a considerable increase and present a significant impact at that end of the village. No other councillors appeared to be worried by the number of properties, only the type of properties.

There were no residents or comments provided to the meeting, aside from J Budd who wrote a letter highlighting his main concerns (not objections). The letter was read out, but by that stage all of the points contained within it had been discussed. It was decided that Mr Bates and Mr Last would withdraw their application, redesign the plot in the way discussed tonight and reach out to both Combs and Battisford again. It was recognised that Combs would get the Community Infrastructure Levy (CIL) for each of the properties (The CIL levy is based on the size of the building and where in the district it is built. A "typical house" of 100sqm will

generate between £12,500 and £16,500 at the time of construction but it is subject to an individual assessment. This could result in a maximum payment for 10 units of £165,000).

Action – BPC to submit consultee comments to MSDC to refuse the application on the basis that it is outside of the current settlement boundary, it is unsustainable, the development is too dense given that there are only 16 houses in Bowl Road and the impact of adding another 10 would dramatically change the landscape and put pressure on amenities (access to healthcare, education). Road safety - dramatic increase of up to 30 cars in a rural area exiting onto a national speed limit road with no lighting, the plans are not in accordance with the demand as shown from our housing needs survey, no infrastructure, to cope with another 10 substantial dwellings.

BPC need to write to Combs PC to advise them of the meeting outcome tonight. Also, the Boundary Commission ASAP and ask them to consider changing the boundary in order to include that plot in the Battisford Boundary as it makes no sense to have it within the Combs boundary, especially as you need to drive through Little Finborough to get to Combs. It was requested that the Combs PC and Boundary Commission letters are circulated to BPC before sending off.

ii. **DC/18/03192 – Plantation House, Nayland Drive, Ringshall, IP14 2LR – Conversion of and extension to barn to form no1 single storey dwelling**

All councillors had viewed the application before the meeting and no-one had any objections at all. All councillors were unanimously in support of the application given the re-use of the Barns original footprint and the level of detail given within the application.

5. **Village Green/Play area including new slide installation – see email from concerned resident**

NC advised that before the meeting she had replied to the resident and dealt with her concerns.

6. **Any other business for inclusion on the next agenda**

The development of 160 houses on Poplar Hill - CK advised that we should put forward an official BPC response to the planning department. CS advised everyone to read the Combs PC response over the summer break and we could discuss at the next meeting on 4th September. PA to forward the response document around to everyone.

7. **Correspondence**

8. **Date and time of next meeting – Tuesday 4th September 2018 at 7pm**

Meeting closed at 8.45pm.