

Harbury Parish Council

Minutes of the Extraordinary Parish Council Meeting 11 February 2015 at 7.00pm Harbury Library

Present

Cllr Lockley (Chairman)	Cllr Thornley	Cllr Summers	Cllr Hancock
Cllr Lewis	Cllr Knowles	Cllr Thompson	

Absent: Cllr Mancell; Cllr Ekins; Cllr Allen

In Attendance

Mrs Alison Biddle, Clerk to the Council
District Cllr Mann

Members of the Public

Mrs Linda Ridgley, Harbury News
6 members of the public

15/21 Apologies: Cllr Mancell; Cllr Ekins; Cllr Allen; County Cllr Stevens

15/22 Declarations of Interest: None

15/23 Dispensations: None

15/24 Public Participation

Correction to Harbury & Ladbroke News Report

It was noted that the report of the February parish council meeting in the Harbury & Ladbroke News referred to a planning application for homes on land at the garages in Frances Road. The report incorrectly stated that they were two storey homes when in fact the application is for 2 semi-detached single storey dwellings.

Planning Application at Henry's, Bush Heath Lane

The following concerns were raised:

- It is an outline application only with appearance and landscape still to be detailed
- The impact on trees and the number of trees which would be removed
- The effect on water run-off on to surrounding roads and the capacity of the existing sewer system
- The design of the houses is not in keeping with the village
- The site is a considerable walking distance from the village centre
- With a possible 2 cars per household, there would be further congestion on village centre roads
- Doubts about the size of the houses (3 bedrooms) and whether they are actually for retired people
- No information provided about the sale prices for the properties
- Possibility of the development becoming a much larger one than currently proposed
- It is assumed that people will use their garages for parking. Actual parking space is tight.
- Waste storage management
- Connectivity with the village centre – no footpath. The road is narrow and busy with traffic exceeding 30mph.
- There has been no housing needs survey.

The applicant responded to the concerns raised as follows:

- The design and access statement includes details of the appearance of the dwellings and layout and sets the framework. Elevations and plans are also included even though this is an outline application.
- Very few trees will be removed and they will be mainly conifers. All trees of merit will be retained.
- The houses have been designed to provide a spacious ground floor double bedroom and are suitable for people who may have at least one infirm partner or relative but still need space perhaps for visiting friends/relatives.
- The footpath would be extended.
- The Sec 106 agreement would give priority to local people.
- There is a market for this type of property which will be sold at the current market value at the time. The applicant has many years' experience in providing retirement homes of this type.
- The applicant's company would build the houses as opposed to selling the land on with planning permission to a builder.

15/25 Planning

- 1 15/00091/OUT
Outline planning application (appearance and landscaping reserved for subsequent approval) for the erection of 7 no. independent retirement dwellings with associated parking/garaging, a communal store and new access. Demolition of existing dwelling and ancillary buildings consisting of a garage and shed.
Henry's, Bush Heath Lane

Councillors raised a number of issues:

- The location of the site is isolated from the centre of the village which is over a kilometre away.
- There is currently no connecting footpath to this site and the closest street light is some metres away. Residents would have to cross a busy road where traffic regularly exceeds 30mph.
- It would be preferable to have a more varied mix of housing to include some bungalows.
- The Sec 106 agreement should include a marketing strategy which gives priority to local people.
- The parish council should be fully consulted in the design phase for the appearance of the dwellings to ensure they are in keeping with the village.

It was **RESOLVED** (proposed Cllr Lockley, seconded Cllr Thompson) to register an objection to the application for the reasons stated above but subject to additional information being provided by SDC relating to the draft Sec 106 agreement and possible planning conditions to mitigate these concerns, the council would review this decision at the next PC meeting. If satisfactory answers to these concerns can be obtained, the council may consider withdrawing its objection at that stage.

Meeting closed at 7.55pm

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