



MINUTES OF ADDITIONAL ORDINARY MEETING

**Monday 2nd November 2020 at 7:30pm
via Zoom**

Councillors Present

Cllr Geoff Chapman (GC) – Chairman (Chair), Cllr Judith McGinley (JMG), Cllr David James (DJ), Cllr Bill Preston (BP) and Sharon Shea (Clerk)

**129/FC/
08/20-21**

Apologies for absence Cllr Gary Whiteside (GW)
Did not attend Cllr Peter Waggett

**130/FC/
08/20-21**

Declarations of Interest
None

**131/FC/
08/20-21**

Meeting open to the Public
No members of the public attended

**132/FC/
08/20-21**

Planning Applications
The Parish Council considered the following planning applications:

20/02516/ROC

Highfield, Church Road, North Waltham RG25 2BL

Variation of Condition 1 of Planning Permission 18/00460/FUL to amend the plan numbers to amend the landscaping.

No representation from the applicant.

Discussion:

PC members noted that more comments have been received regarding the fence at Highfield than about any other issue this year, with many residents raising concerns about it.

The property is located opposite the entrance of the historic church of St Michael's, close to the traditional Church Cottage and immediately next to the village school, also a building of character. This is a focal point in the village and the fence, with its elevated position at the top of an embankment, dominates the scene at this important location both entering and exiting the village.

The original application shows the front fence behind a substantial hedge with another hedge bordering the boundary between the parking area and the school. It is not clear why the hedges were removed in their entirety during construction at the property, but the plans clearly show them in place. Had the original plans shown the hedges being removed the PC would have objected very strongly at the time.

The PC wishes to revert to the original, acceptable plan. As the hedge at the front has been removed, the PC would like to see a new, substantial hedge installed to replace it. The PC would also like to see additional hedging on the boundary of the parking area and school.

Parish Council response: The PC objects to the variation for the reasons outlined above and supports a return to the original landscaping plan.

20/02893/TDC

Land At OS Grid Ref 455998 146067 St Michaels Close North Waltham

Technical Details Consent for the erection of 2 no. dwellings with associated access, garaging, parking and landscaping, pursuant to Permission in Principle Approval Reference 19/01954/PIP for up to 4 no. dwellings.

No representation from the applicant.

Discussion:

The PC expressed its growing concerns regarding matters of drainage.

Para. 5.60 of the TDC Planning Statement does not provide any evidence of the likely efficacy of the proposed solution but simply makes assumptions. It also indicated that some factors have yet to be examined which suggests that further work is needed before those findings can be established. This approach does not inspire confidence that the proposal will be effective.

Para. 5.61 of the TDC Planning Statement refers to surface water runoff being infiltrated into a proposed pond. However, the topography provided as part of the application (page 25 of the Drainage Statement Technical Note) clearly shows that the pond is positioned at a higher elevation than its surroundings. The PC failed to see therefore how the water flow into the pond would work.

Surface water runoff was the PC's greatest concern regarding development of this site previously and that concern has still not been addressed.

Parish Council response:

The PC objects to this application based on the issues raised above, and the evidence (already provided to BDBC) of increased flooding and road surface damage at the bottom of St Michael's Close that has arisen from the development so far at this site.

ACTION:

Complete online consultation forms to BDBC.

Clerk

**133/FC/
08/20-21**

Date of Next Meeting – As and when required

Signed Date

APPENDIX 1

PLANNING APPLICATION:**20/02516/ROC****Highfield, Church Road, North Waltham, RG25 2BL**

Variation of Condition 1 of Planning Permission 18/00460/FUL to amend the plan numbers to amend the landscaping.

North Waltham Parish Council (NWPC) response to the consultation:

The Parish Council would like to make the following comments.

The property is located opposite to the entrance of the historic St Michael's Church, adjacent to the traditional Church Cottage and immediately next to the village school, also a building of character.

This is a focal point in the village and the fence, with its elevated position at the top of an embankment, dominates the scene at this important location both entering and exiting the village [see Photo 1 below].

The original application shows the front fence behind a substantial hedge with another hedge on the boundary between the parking area and the school. It is not clear why these hedges were removed in their entirety during construction at the property, but the plans clearly show them in place.

Had the original plans shown the hedges being removed the PC would have objected very strongly at the time as any loss to the heritage, biodiversity and habitat in this conservation area would have been considered a detrimental step. As the Conservation Area Appraisal notes: "*Hedges also make a contribution to the character of the Conservation Area*".

In addition to any aesthetic reasons for the front and side hedges to be replaced there are also practical reasons. These hedges will help hold the soil together and prevent soil erosion and seepage on to the road when there is heavy rain. There are already signs of pressure/buckling on the sleepers placed to contain the soil on the boundary between the parking area and the school (see Photo 2 below).

The PC objects strongly to the proposal and wishes to revert to the original, acceptable plan. As the hedge at the front has been removed, the PC would like to see a new, substantial hedge installed to replace it. The PC would also like to see additional hedging on the boundary of the parking area and the school.

Photo 1



Photo 2



North Waltham Parish Council
11 November 2020

APPENDIX 2

PLANNING APPLICATION:**20/02893/TDC****Land At OS Grid Ref 455998 146067 St Michaels Close North Waltham**

Technical Details Consent for the erection of 2 no. dwellings with associated access, garaging, parking and landscaping, pursuant to Permission in Principle Approval Reference 19/01954/PIP for up to 4 no. dwellings.

North Waltham Parish Council (NWPC) response to the consultation:

The Parish Council would like to make the following comments.

The PC has serious reservations and concerns regarding the management of surface water and drainage.

Para. 5.60 of the TDC Planning Statement states:

"It is anticipated that the existing ground conditions may support infiltration methods for surface water disposal, however ground conditions, groundwater levels and infiltration rates will need to be confirmed."

A permeable driveway is proposed but no testing has been conducted to show whether this would be effective. The purpose of the document 20/02893/TDC is to provide evidence of a viable solution. Instead a number of assumptions are being made. Decisions such as these cannot be based on assumptions: accurate figures are required. Increased water flow from the site is already causing flooding at the bottom of St Michael's Close risking damage to property as well as actual damage to the road surface itself, which is continually in need of repair.

Para. 5.61 of the TDC Planning Statement states:

"It is proposed to discharge all surface water runoff from the site into the proposed pond. Runoff from the dwellings will be conveyed to the proposed pond through the porous access road."

Reference is made to surface water runoff being infiltrated into a pond via permeable paving, but the topography indicates that the proposed pond is up to one metre higher than the area surrounding it. Consequently, the PC is at a loss to understand how the water flow is expected to function. It is not all clear what the solution will be if the "proposed pond" does not materialise.

The PC objects to this application based on the issues raised above.

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