



MINUTES OF ADDITIONAL ORDINARY MEETING

**Wednesday 6th June 2018 at 7:30pm in the Rathbone Pavilion,
North Waltham**

Councillors Present

Cllr Geoff Chapman (GC) Chair, Cllr Adele Stevenson (AS), Cllr Mark Dinning (MD), Cllr Sally Evans (SE), Cllr Judith McGinley (JM), Borough Cllr Stuart Frost (SF) and Rosemary Coulter (Clerk)

**049/FC/
03/18-19** **Apologies for absence**
Cllr Peter Waggett

**050/FC/
03/18-19** **Declarations of Interest**
GC declared an interest in planning application 18/01456/HSE as this has been submitted by his next-door neighbours.

**051/FC/
03/18-19** **Meeting open to the Public**
Five members of the public were present.

**052/FC/
03/18-19** **Planning Applications**

The Parish Council considered the following planning applications:

18/01456/HSE 21 Cuckoo Close, North Waltham RG25 2BJ

Erection of part single storey, part two storey rear extension. Erection of detached summer house.

Discussion:

The applicants had made email contact with the Clerk, apologising for not being able to attend the meeting and making the following representation, which was read to the meeting:

‘Currently, the house has a rear single skin brick outbuilding connecting to the main house via a concrete canopy. The outbuilding containing a small storage area and a downstairs toilet which would not pass current building standards and is unusable most of the year due to damp and cold. The rest of the property is in need of modernisation to turn it into our family home, the existing kitchen is very small, dark and unsuitably sized. In addition, the windows need replacing and a leaky chimney stack removed.

The plan is to demolish the existing brick outbuildings and replace with a downstairs extension containing utility/kitchen/diner making full use of the garden views and a part upstairs extension containing a fourth bedroom, along with other internal modifications to convert into a more usable family home. Consideration has been given to try and avoid taking light from attached property.

The property already has storage facility for bikes, etc. at the end of garden. The existing oil tank position will be maintained. We would like to add a summerhouse/cabin. Adequate parking is available on site.

Any questions please let us know.’

There were no further questions or comments regarding this application.

Parish Councils response to consultation: No objection and no further comments.

18/00873/FUL Land at Hounsome Fields, junction of Winchester Road and Trenchards Lane, Dummer

Issues were raised by local residents and councillors present and discussed as follows:

The Parish Council and Borough Councillor present were unable to answer several questions and these have been recorded below.

Inclusivity

- This application has been presented on its own and, therefore, does not indicate inclusivity with the remaining plan for the area.
- The proposed site does not have easy access to the shops, school, other community facilities within the Hounsome Fields development. Although there are plans for a path to the school and the community centre, this may not be suitable for those with mobility issues.
- The original plan did not envisage a separate entrance on Trenchards Lane, but that the site would be integrated with the Hounsome Fields development.

Loss of Green Space

- The approval for the development of Hounsome Fields included green space for a neighbourhood park, part of which is now the proposed area for traveller sites. If green space is being lost, how and where will this be re-provided?
- Concern was expressed by local residents that the position of the traveller pitches is outside the perimeter of the original plan for Hounsome Fields. The Council were able to clarify that on the original plan, this area was planned as a neighbourhood park and concerns were expressed about where the neighbourhood park area would now be located.
- A green barrier needs to be maintained between town and countryside.
- The Wayfarer's Walk needs to be protected.
- The green space around the proposed site needs to be protected. Concern was expressed that this open land could be used by other traveller families joining those on the proposed pitches. If the site was contained within the new development at Hounsome Fields, there would not be adjacent open space to allow this to happen.
- The ancient woodland needs to be protected.
- 600-800 game birds are raised annually on land surrounding the proposed sites. Questions were asked about the ability to continue doing this.

Traffic and access from Trenchards Lane

- The proposed entrance to the traveller sites is at a bottle neck in Trenchards Lane. There are no plans to widen or change the road at this location.
- This part of the road has frequently flooded in bad weather. Recent flood management measures are ineffective (local residents report that during recent heavy downpours the water does not go down the new gully and into the drain). If the flood water then freezes, this increases the chance of accidents at this point in the road.
- Trenchards Lane is a renowned 'cut through' from Oakley to the motorway and would be dangerous for children.
- There is currently no public transport available to the proposed sites. The supporting paperwork suggests that there will be a frequent bus service to the proposed new hospital. As there are no plans to build the hospital at the present time, there are no plans to introduce a bus service, cycle lanes, etc.
- It was noted that a report from HCC regarding the roads had not yet been received and this would be needed before consideration.

Pipeline

- A pipeline runs under the site, diagonally across the field under the proposed site, and concerns were expressed about the safety of this during construction of the pitches and following completion.

- The Company that maintain the pipeline will go onsite and assess before any work can be undertaken.

Sewage

- It is unclear as to arrangements for sewage, ie. mains sewage or septic tank.
- Local residents report that there is no mains sewage at present to link into.
- If a septic tank is used, who will arrange for this to be emptied and who will pay for the emptying?

Future Management of the Traveller Sites

- It is unclear who and how the traveller sites will be managed following construction.
- There are questions as to whether the sites will be sold to travellers or be in the management of HCC/BDBC.
- The Planning Officer is investigating these issues but these questions remain unanswered.
- If other travellers fill the space around the proposed sites, how will this be managed? The area has the potential to become much bigger than the proposed two sites. This potential would be limited if the sites were integrated within the Hounsome Fields development.

School

- A primary school with up to three form entry is proposed for the new development. The traveller pitches will fall into their catchment area, but it unclear when the school will be built and ready for use.
- Until this school is open, the traveller pitches fall into North Waltham Primary Schools' catchment area. This school is generally run at full capacity, although numbers fluctuate marginally throughout the year as children leave/move away from or join/move into the area. The school has a waiting list and generally fills vacancies relatively quickly, depending on the age of the children concerned.

Wildlife

- There were comprehensive wildlife surveys done for the planning application for the hospital. These may be useful to determine what wildlife may be affected by this proposal. It is believed dormice were found in the hedgerow by the footpath.

Other Issues/Questions to be resolved

- Can restrictions be placed on traveller using the sites, eg. not destroying ancient woodland, not burning fires (which could be deemed a nuisance), etc.
- Are families already allocated to sites? The Local Plan states that these are not intended as transient pitches and that travellers could be there for some time.
- Concerns were expressed about the size of the proposed pitches and were they too big?
- Concern was expressed about the noise levels in the proposed location as it is very close the A30 combined with noise from the motorway, particularly for caravan living.
- The proposed site is not in keeping with the older houses and ancient woodland in the proposed area. Southwood Farm is a grade 2 listed building.

The Parish Council acknowledged that the Local Plan includes provision for traveller sites but the implementation put forward in this application is not acceptable.

The Chairman outlined the process for the benefit of residents present

- The Planning Officer will review all comments made in response to the consultation and then write a report and recommend approval or refusal of the application. (Personal comments can be included but planning officers can only consider material matters.)
- The application is likely to go before the Development Committee (DC) of BDBC.
- DC will review the report and either accept the report and recommendation or vote not to accept it.

Some residents reported that they had been advised to pay for representation to go to BDBC to prevent being targeted. The Parish Council could not comment, or offer advice on this, but stated that residents are able to use representation to Council.

ACTION: Complete online consultation form to BDBC.

Clerk/GC

053/FC/ **Date of Next Meeting** – As and when required
03/18-19

Signed Date

DRAFT