

WEST HARPTREE PARISH COUNCIL

**Provisional Minutes to be approved at the next Council meeting**

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Minutes of the Extraordinary meeting held on Tuesday 9<sup>th</sup> August 2016 at the Memorial Hall, West Harptree starting at 7.50 p.m. following Public participation.

PRESENT: Mr R Ireland (Chairman), Mr P Hutton (Vice-Chairman), Mr C Gay and Mr P Wood

APOLOGIES: Mrs L Hillier. Mr M Taviner, Mrs R Wakeley. and Mr T Warren.

22 members of the public attended.

An Extraordinary meeting had been called to discuss and make a decision on 5 planning applications.

**Min. 3078 – Urgent Business as agreed by the Chair – None.**

**Min. 3079 – Planning Matters**

The planning applications were reviewed and discussed. Responses to Development Control were agreed as follows:-

Planning application 16/03706/FUL. Leacroft House, Bristol Road – Erection of seven new dwellings, associated highways, open space, landscaping, drainage features and attenuation pond.

Councillors unanimously agreed to Object in Principle to the above proposal for the following key reasons:-

1. Bath & North East Somerset Council has a rolling 5 year land supply for housing stock which has been approved and reviewed by an Independent Inspector. Therefore, additional housing in West Harptree is not a necessity.
2. West Harptree has been recognised as a RA2 village (10-15 houses) in the emerging Placemaking Plan and emerging Neighbourhood Plan. Seventeen houses have previously been approved on this site, Reference No: 14/05899/OUT, which exceeds this requirement by two. The area designated in this application is outside the village fence.
3. There is concern that this application does not meet Core Policy CP5 Flood Risk Management – ‘avoid in appropriate building in areas of flood risk’.
  - i. The site is wet land and liable to flood.
  - ii. The new plan has changed the course of the ‘existing’ culvert incorporating a 90 degree ‘dog leg’ directional change which is at greater risk of blockage.
  - iii. The overflow pipe from the Attenuation Pond feeds into the culvert.

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- iv. The volume of the Attenuation pond has increased from 340 to 518m sq., to achieve this it must be deeper making it extremely dangerous and even a 'death trap'. We consider that the Attenuation pond may not perform as planned due to the fact that it is likely to fill with ground water; we know that the ground water level is high on this site. It is not a green space as outlined in this application.
- v. The south eastern corner of the site will 'fill up' with water if the additional 7 houses are built. The recent village flood risk improvements will increase the speed of the water getting to that corner.
- 4. Ref: Policy ST7 Transport requirements for managing the development of residential areas outside Bath.
  - i. Concern has been raised over the additional traffic movement on an already busy B road.
- 5. Viewed from the Highway the additional 7 houses will visually impact and detract from the current environment in an Area of Outstanding Natural Beauty.

Planning application 16/03188/COND. Leacroft House, Bristol Road – Discharge of conditions 6, 10, 16, 20 and 21 of application 14/05899/OUT (Erection of new dwellings, access, landscaping and attenuation pond and refurbishment of Leacroft House, following demolition of Leacroft Bungalow and outbuildings associated with former builders yard).

Planning application 16/03181/RES. Leacroft House, Bristol Road – Approval of Reserved matters with regard to outline application 14/05899/OUT. (all matters besides access; i.e. appearance, landscaping, layout and scale).

Councillor's raised a number of concerns which should be taken into consideration when making a decision on the above applications.

- 1. We request the appointment of a West Harptree Parish Council representative to work with the Planning Officer to oversee/agree material specifications (sympathetic to other village properties, i.e. Parsonage Close red stone built houses).
- 2. Ref: Policy ST7 Transport requirements for managing the development of residential areas outside Bath.
  - i. The Parish Council believe that the existing plans for resident and visitor parking do not meet the policy guideline requirements, i.e. 1 bed 1 space, 2 beds 2 spaces, 3 / 4 beds 3 spaces, 0.2 visitor spaces x 17 houses = approx. 4 designated visitor parking spaces.
  - ii. Consideration should be given to future planning that garages cannot be converted at a later date thereby reducing the number of parking spaces.
  - iii. Turning and access to the new development, the line of sight is restrictive.

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3. Ref: Policy HDE15 Unacceptable level of pollution to the sky and emerging Place-making Plan Policy D8.
  - i. Street lighting in uncharacteristic in an Area of Outstanding Natural Beauty rural setting. We request a 'dark sky' village development.
4. Boundary Treatment – West Harptree Parish Council is not prepared to take on the responsibility, or site maintenance for grass and hedge cutting or the ongoing upkeep of the pond, communal areas and ditches, walls, paths, etc. This includes the safety element/fencing of the pond. This should not be left to Parish 'goodwill'.

Planning application 16/03643/OUT. Sunnyside, Whistley Lane –  
Erection of 2no. dwellings and one barn conversion with associated works.

Councillors all agreed to comment on the above application as follows:-

1. There are two parts to this application:-
  - i. The Barn conversion
  - ii. The two new dwellings
2. With regards to the Barn conversion, West Harptree Parish Council would support this if it was a stand-alone application as it is good use of a redundant existing building.
3. With regards to the two new dwellings, West Harptree Parish Council would Object in Principle to this proposal for the following reasons:-
  - i. Bath & North East Somerset Council has a rolling 5 year supply for housing stock which has been approved and reviewed by an Independent Inspector. Therefore, there is no pressing need for additional building land.
  - ii. We require further detail in order to review this application in an informed manner.
  - iii. There is insufficient detail regarding parking arrangements.
  - iv. Concern has been raised regarding the increase in the number of vehicle movements using the new access.
  - v. Viewed from the Highway the proposed two new houses will visually impact and detract from the current environment in an Area of Outstanding Natural Beauty.

To summarize, we object in principle to the application as a whole, but would support the Barn conversion as a stand-alone project. We would review the application again if more detail is available.

Planning application 16/03463/FUL. 22 Ridge Crescent – erection of two storey rear extension.

- Support, No objections.

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**Min. 3080 – Financial Matters**

The following invoice was proposed, seconded and agreed for payment:-  
SSE Southern Electric, Bus Shelter and Street Lighting           £15.91

**Min. 3081 – Items for the Information of the Clerk**

A letter would be sent to the Memorial Hall Management Committee thanking them on behalf of parishioners for their commitment and for their continued hard work, particularly in fundraising which had enabled the roof to be replaced and the kitchen upgraded.

The Chairman declared the meeting closed at 8.50 p.m.

**Min. 3082- Future Meetings**

- 13<sup>th</sup> September at 7.30 p.m.
- 11<sup>th</sup> October at 7.30 p.m.
- 8<sup>th</sup> November at 7.30 p.m.

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