

Minutes of an Extraordinary Meeting of the Parish Council held in The Memorial Hall, Salford Priors, on Wednesday 5th February 2014.

Present: Councillors: J R Stedman (Chairman), K James, K Littleford, M Muldowney, D Penn, L Wright.

Acting Clerk: in the absence of a paid Clerk, Cllr Kim James took the unpaid role of Acting Clerk for the meeting. Minute references to “The Clerk” in these minutes relate to Cllr Kim James.

Also in attendance: District Councillor Daren Pemberton, and thirty seven members of the public Apologies had been received from District Councillors Maurice Howse & Jonathon Spence.

65 Apologies for absence: Cllr Liam Maude

66 Register of Interests: Members were reminded of the need to keep their register of interests up to date.

Declaration of Interests: Members were asked to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Councillors with a disclosable pecuniary interest are required to leave the room for the relevant agenda item.

Members were asked to declare any other disclosable interests in items on the Agenda and their nature. – **No interests were declared.**

67 Presentation to the Council – The Chairman moved that the meeting now be adjourned to allow representatives from Hunterpage Planning and Bloor Homes to address the Council with regard to a potential new housing development on land off the Evesham Road (to the South of Orchard Close) Salford Priors.

Mr Guy Wakefield of Hunterpage Planning introduced himself and the representatives from Bloor Homes Mr Duncan McKay and Mr Paul Salter he then went on to give an overview of the current situation regarding the land in question setting out the prospective development scheme, the current status of Bloor Homes’ interest in the land and current local planning policy.

The land is situated off the Evesham Road (to the south of Orchard Close) Salford Priors running to the rear of Godiva Cottage, Shamba, and Mistelle currently the approximate site area is 3.2 acres.

It is proposed to submit a planning application for a development of 28 houses with a mixture of 2, 3 & 4 bedroom properties with a social housing element of 35% of the floor area, these dwellings would be pepper potted within the site. In the opinion of Bloor Homes this is a low density development that will complement the sensitivity of the area, however, with 28 dwellings it is a larger scheme than the original scheme of 20 that was discussed in March 2013 with representatives of the Parish Council.

Bungalows would be built to the front of the site to reflect the current street scene, a new entrance would be created slightly to the left of the existing.

Bloor Homes had secured the option to purchase the land with the various land owners.

The majority of the site falls outside the designated Salford Priors Conservation Area.

Hunterpage Planning and Bloor Homes had met with the Local Planning Authority for a pre-application meeting they had not met with any unsurmountable resistance to their outline proposals.

Mr Wakefield said that Stratford District Council could not deliver a five year land supply for new housing, there was no Local Plan in place, the Core Strategy was some eighteen months off adoption. Salford Priors has been identified as settlement that can take some form of development. The current situation allows developers the opportunity to look at sites and move forward prior to the adoption of the core strategy.

Bloor Homes had engaged a Heritage Consultant & Landscape Architect to look at the proposed site, both had concluded that this site could be developed without any significant detriment or harm to the conservation area and the listed buildings.

During the presentation Bloor Homes circulated an indicative site layout.

The Chairman then asked if there were any questions from the floor of the meeting, with several residents asking questions. The synopsis of the questions is as detailed.

Question	Answer
Do you own the land?	Bloor Homes have an option to purchase.
There is an issue with the drainage on this site it is constantly under water?	This will be addressed through a technical survey and appropriate engineering measures will be implemented.
We are just starting with our Neighbourhood Plan your proposals are premature?	No / the District Council cannot meet its 5 year land supply, the Governments drive is to encourage economic growth.
Who said this was the most suitable site, who said there was no issue with landscape sensitivity?	Our own findings and those of the Heritage & Landscape consultants agree that this site is suitable for development.
There are other more appropriate sites that could be developed for example a brown field site?	We are not aware of any brownfield site within the village that meets with a criteria to be developed circa 50 dwellings.
Is it normal to submit an outline application for a site in conservation area should you not be submitting a full planning application?	It is not a pre-requisite and in this case does not apply the majority of the land is not in the conservation area, only the access. There is no harm to the listed buildings either.
Why not wait for the Neighbourhood Plan we don't want development of 40% imposed on us?	The Neighbourhood Plan is in prematurity Bloor Homes want to be genuinely engaged and to work with the village we are at the first stage of the engagement process. We are here to work with you.
The site is abundant with Bird Life this will have a huge environmental impact it will blight this area for evermore?	A full ecological survey of the site will be part of our planning application.
This is not the right setting, the land is constantly under water?	This will be assessed through a drainage survey it will be factored in to our calculations.

Question	Answer
What of the traffic entering and exiting this site how we (Jasmine Cottage) going to cope we have difficulty now with the existing houses?	The new development will be served by its own access. There will be two parking spaces per dwelling and a small amount of overflow parking provision for visitors.
With two accesses there will be a highway issue of sightlines?	No this has been looked at, the development can meet the highway requirements?
The access road falls within the conservation area and will have significant detrimental impact on the area and quality of life for residents. You are destroying the character of the area?	A small part of the access road is within the conservation area there will be no detrimental impact on the area or on local residents. I can refer to the NPPF paragraph 132 on the degree of harm, there is no perceived harm to the conservation area or the listed buildings.
Will you be installing any lighting on the site or at the entrance?	If local residents do not want lighting then No as for the entrance there is no requirement for highway lighting.
You said you were going to submit a planning application within two months however to have meaningful engagement with residents then this is ambitious or are you paying lip service to meaning full discussions?	Yes we may have been over ambitious we will take as long as is necessary to ensure we have the right scheme to take forward, we want to work with the community. \prior to submitting an outline planning application we will hold a consultation event here in the memorial hall to exhibit the proposed scheme and receive feedback.
You stated 28 dwellings on 3.2 acres is low density however normally area is expressed in hectares so 3.2 acres is around 1hectare in this district in a rural settlement 30 dwellings on a hectare is at the upper limit so this is not low density is it?	It is low density the site could accommodate more I am not aware of the dwelling per hectare ratio but nationally it's a lot more than 30.
With 28 dwellings the site has got bigger than it was twelve months ago why is this?	We have acquired the option on another two parcels of land to the South-west our landscape consultant finds this acceptable, the landowners came to Bloor Homes and offered them the option on their land.

There being no other questions the Chairman thanked the representatives of Hunterpage Planning and Bloor Homes for their attendance and answering residents questions.

68 Closure of Meeting

The Chairman closed the meeting at 20:15hours.

Chairman: _____ Date: _____