

**Minutes of an Extraordinary Meeting of the Parish Council held in The Memorial Hall,
Salford Priors, on Monday 10th March 2014.**

Present: Councillors: J R Stedman (Chairman), K James, K Littleford, M Muldowney, L Maude, 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 Councillors: Maurice Howse & Jonathon Spence and thirty six members of the public. Apologies had been received from District Councillor Daren Pemberton and County Councillor Mike Brain.

84 Apologies for absence: None

85 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.**

86 Presentation to the Council – The Chairman moved that the meeting now be adjourned to allow representatives from Alamo Manufacturing Services (UK) Ltd and their Planning Consultants to address the Council with regard to a potential new housing development on land to the west of the Alamo factory site situated and to the rear of Garrard Close with vehicular access to the site off Station Road Salford Priors.

Mr Richard Ward Manufacturing Manager of Alamo Manufacturing Services (UK) Ltd introduced himself and the representatives from the various planning consultancies that had been commissioned by the company for this project:

- David Baker Flood Risk / Drainage
- Simon Parfitt Transport Assessment
- Alison Potterton Landscape Architect
- Stephen Salisbury Landscape Architect
- Mark Alcock Planner

Mr Ward then gave an overview of the current situation regarding the land in question setting out the prospective development scheme and the company’s reasons for considering allocating this site for housing development.

Alamo Manufacturing Services (UK) Ltd is a significant local employer employing just over 220 people at its factory in Salford Priors with future aspirations to increase the business further, the company in various forms has manufactured vegetation control machinery in Salford Priors in well over 100 years.

Stephen Salisbury and Alison Potterton then used a power-point presentation to outline the proposed housing development scheme with the other representatives speaking on their relevant planning disciplines.

The site is approximately 2.57 hectares (6.34 acres) and forms part of a wider land holding within the ownership of Alamo Manufacturing Services (UK) Ltd.

Landscape Appraisal - the presentation slides addressed the landscape and visual constraints of the site, its setting and assessed the landscape character, cultural heritage, topography and the visibility of the site from various vantage points locally. There are no landscape planning designations attached to the site.

There is a single Tree Preservation Order on a specimen tree (Shagbark Hickory) which will be retained, the site is visually well contained being bound on three sides by native hedgerows and mature groups of trees.

The site lies within the Avon and Arrow Terraces landscape character area – a predominantly flat large scale rural landscape.

Archaeology – an archaeology survey found that there are no designated heritage assets present on site. Previous archaeological work on the site identified features dating to the medieval period these are not considered to be of a high significance, they included medieval pottery finds and the remnants of paddocks on the edge of a medieval village.

Ecology – A phase 1 habitat survey had been carried out in 2012 this identified the land as being of low ecological value.

Tree Survey – A full tree survey has been carried out on all trees and tree groups that are likely to be affected by the development.

Transport & Highways – The planning application will be supported by a Transport Assessment Report, a new vehicle access to the site is proposed via a new junction arrangement with the Spearhead access junction closed to all but occasional vehicles associated with the pumping station.

The access design has been subject to an independent safety audit and did not identify any safety issues or concerns.

Groundwater Investigations Flood Risk – The site is not at risk of flooding although the land to the south, north and east ranges from low to high risk on information obtained from the Environment Agency. The site is not within a Groundwater Source Protection Zone.

Storm water drainage will be managed as part of a Sustainable Drainage System (SuDS) that will discharge into the existing brook to the east of the site.

The Masterplan for the site shows a development of up to 75 dwellings comprising of detached, semi-detached houses ranging from 2-4 bedrooms and some sixteen 1-2 bedroom flats.

There will be 40% affordable housing within the site.

The layout has been designed with a village green, wildflower grassland and orchard trees.

Design Objectives – to create a place where people want to live, to deliver a diverse mix of dwelling types to create an active and balanced community, to respect the environment by enhancing and protecting important vegetation and habitats.

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
This development of 75 houses will meet the village's housing need in one go why can't it be phased over a number of years?	The development will take place over a period of 2 to 3 years it would be unreasonable to expect a developer to phase a development of 75 dwellings over the 20 year plan period.
The density seems at the higher end of the scale for a rural area?	We would disagree the proposal has been designed to maximise the benefit of all the features of the site keeping it in context with its rural setting.
How wide are the roads going to be?	The main spine road will be 5.5 metres wide internal roads between 4.1 to 4.5 metres.
The maps you are using are out of date?	We will address this matter.
The site is isolated from the main village centre it is not socially inclusive and involves children walking along narrow pavements to get to the school, shop and playing field?	We have looked at obtaining another access to the site but this is not possible, we do not consider that this site is an isolated site and it will become integrated into the community.
What Benefit does it bring to the village?	The site is capable of meeting all of Salford Priors housing needs for the next 20 years. It will provide a range of affordable homes to meet the needs of local families and people moving into the area to work. The creation of ecologically rich areas creating a wildlife friendly environment.
Why are you proposing flats and the design of the site will appear over crowded where will all the cars park what allowance has been made for visitors?	The car parking meets the District Council's car parking standards, we have tried to incorporate visual corridors throughout of the site. The maisonettes mirrors the established pattern of housing in the village.
Which direction do you think traffic leaving the site will take?	It is estimated that most of residential traffic will access / exit the site to and from the A46.

The Clerk addressed the meeting and explained that a public exhibition will be held by Alamo Manufacturing Services (UK) Ltd on Saturday 30th March between 10:00am to 2:00pm at the Memorial Hall.

The arrangements for that meeting and its publicity was a matter for the company to undertake, the exhibition nor its publicity has anything to do with the Parish Council.

Mr Ward agreed that the consultation event would be advertised in the local papers that are widely circulated within the Parish namely the Midweek and the Evesham Journal

There being no other questions the Chairman thanked the representatives of Alamo Manufacturing Services (UK) Ltd for their attendance, informative and comprehensive presentation and for answering residents questions.

87 Closure of Meeting

The Chairman closed the meeting at 20:15 hours.

Chairman: _____ Date: _____