

**Minutes of an Extraordinary Meeting of the Parish Council held in The Memorial Hall
Salford Priors, on Wednesday 27th January 2016.45**

Present: Councillors: K Littleford (Chairman), L Maude, J Stedman, L Wright, K A James, D Penn, A Green, P Dare.

Also in attendance: Twenty-five members of the public were present.

243. Apologies for absence:

County Councillor M Brain – Other Business
District Councillor M Cargill – Other Business
Councillor T Littleford – Away on Business

244. Disclosure 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.

- a. **Pecuniary Interests** - None

Members were asked to declare any other disclosable interests in items on the Agenda and their nature.

- b. **Other Interests-** Cllr A Green – Resident WR11 8XG

245. Presentation to the Council. The Chairman moved that the meeting be adjourned to invite representatives from Bovis Homes Ltd to address the Parish Council and answer questions with regard to reserved matters application for 60 residential dwellings with associated infrastructure at Alamo Group Europe Ltd, Station Road, Salford Priors, Evesham WR11 8SW

a. Introduction. The Chairman introduced Rob Stroud – Bovis Homes Regional Design Manager Western Region and Rachel Capener – Bovis Homes Regional Layout Designer Western Region. Firstly Parish Councillors and then members of the public would have opportunity to comment and ask questions about the reserved matters application.

b. Presentation. Mr Rob Stroud commented on Bovis Homes reserved matters application reflecting on changes made after an earlier informal meeting with the Parish Council in October 2015. Discussion this evening would help to inform adjustment to the reserved matters application and responses to the Stratford District Council Planning Officer. A summary of answers to earlier Parish Council questions is shown at Annex A.

c. Parish Councillors – Questions and Answers.

A summary (not verbatim) of questions and answers is shown in Annex B.

d. Members of the Public – Questions and Answers.

A summary (not verbatim) of questions and answers is shown in Annex C

The Chairman closed the adjournment at 19.45hrs.

246. Planning Matters.

Planning Applications for consideration:

Cllr A Green left the Council meeting area

- a. **15/04547/REM.** Proposed: Reserved matters application for 60 residential dwellings with associated infrastructure (appearance, landscaping, layout and scale are for consideration) in compliance with outline planning permission 14/01126/OUT. At: Alamo Group Europe Ltd, Station Road, Salford Priors, Evesham WR11 8SW. For: Mrs Rachel Capener. Case Officer: Jay Singh.

Parish Council Response:

b. Reserved Matters Application

- **Security Fencing.** Reduce the height of 2.5 m security fencing and augment noise reduction measures with natural planting to reflect the rural nature of the site
 - **Bin Storage Area** (*Behind Plot 28*).
 - i. Widen road access for Bin Storage Service Vehicles
 - ii. Provide pedestrian access to bin storage area
 - **Rear Access to Properties.** Provide 1m rear pedestrian access to all plots
 - **Covenant Details.**
 - i. Covenant Agreement to instruct bin storage at the rear of all properties
 - ii. Covenant Agreement to instruct 3.5 ton limit on parked vehicles
 - **Street Lighting.** The Parish Council *does not* support the installation of street lighting on the estate other than those required to ensure highway safety.
 - **Public Right of Way AL17.** AL 17 crosses the proposed development area. The Parish Council wishes to be assured that this footpath will remain open and accessible at all times.
 - **Public Open Space.** On the basis of community provision, Bovis Homes is encouraged to provide a small Under 11 year age group play area in a suitable open space within the development area. Such provision being separate from Community Infrastructure Levy (CIL) funds allocated to benefit the wider parish community through enhancement of facilities on the main parish playing field.
 - **Site Traffic Management Plan.** The site traffic management plan to instruct egress/exit of construction/delivery traffic to/from Station Road via A46 dual carriageway direction, avoiding at all times construction traffic transit into Evesham Road village areas
- c. **Salford Priors Parish Council Consultation:** The Parish Council wishes to be kept informed regarding the following:
- i. Detailed notice of Section 278 Legal Agreement – works to highway and footways

- ii. Clarification that the improvements under Section 278 include the stretch of footpath that fronts Salford House in Station Road

Cllr A Green returned to the Council meeting area

247. Date of Next Meeting:

- a. The date of the next Ordinary Meeting of the Parish Council will be on Wednesday 17th February 2016 at 7.00pm in the Memorial Hall, Salford Priors.

248. Closure of Meeting:

The Chairman closed the meeting at 20.20 hrs.

Chairman: _____ Date: _____

249. Annex A. Summary of Answers to Earlier Parish Council Questions (December 2015)

(Q) The plan provided fails to show any points of access to the rear gardens of many properties. All rear gardens are confined by walls and fences and unless gates are installed to gain access from the public highway many occupiers will be forced to leave wheelie bins at the front of their properties. Could you comment on this please since without rear access, the street scene will be permanently cluttered with unsightly wheelie bins?

(A) Rear access will be provided to all plots. This will be added to the next iteration of the planning layout.

(Q) Could you also confirm the type of boundary fencing which is proposed for the whole site as none is indicated on the plan?

(A) Please find attached a boundary treatment plan for information, we will submit this to the LA for public view.

(Q) The public Right of Way does not appear to be fenced from Plots 4 and 58

(A) The intention is that the public Right of Way be left open, this provides security by properties overlooking at the path and also provides a better environment for the new properties.

(Q) What fencing is to be erected between the new properties and the existing properties in Garrard Close?

(A) It is proposed that a 1.8m high closeboard fence be erected along this boundary.

(Q) It appears that all the properties backing onto the mature hedge on the NE boundary Plots 21□28, 29□32, 42, 43 and 54 have no rear fencing. This is an important Hedgerow that requires protection

(A) Boundary fencing will be added to plots 21, 25□ 27, the space to the rear of plots 29□32 and the area of open space is to be left open. All other properties have fencing indicated on the latest planning layout.

(Q) The copse at the northern top end of the site appears to be left unprotected and open to the estate road system. The copse has important wildlife and should be protected from the residential development

(A) The copse is to be protected during construction of the development and retained to form part of the overall landscape strategy.

(Q) The properties on plots 15□20 back onto the large copse that also includes the large natural pond. These properties do not appear to have rear fencing thus leaving the copse very vulnerable to trespass and damage. Again this copse is home to colonies of bats and other important wildlife.

(Q) The Salford Priors Neighbourhood Development Plan has identified the pond and the two copses as areas to be protected as they form the migration corridor for wildlife to migrate between the pond and The Ban Brook stream.

(A) Boundary fencing will be added to the planning layout.

(Q) By re□routing the main access road to pass to the left of the protected tree, has adequate space been allowed to ensure the survival of the tree?

(A) The position of the main access road has been revised as passing the tree to the right would risk the survival of the tree. The road has been designed to provide adequate space for the root protection zone of the tree.

250. Annex B. Parish Councillors – Questions and Answers *(Some cross over with Annex A)*

RS: Rob Stroud

- (Q) Cllr. JS. The plan doesn't show any points of access to the rear gardens of many properties.
 (A) RS. *Access to rear gardens will be shown on boundary fencing plan which will be circulated to SPPC. All plots will have rear access one metre wide.*
- (Q) Cllr. JS. Concerning Right of Way/Public Footpath (AL17).
 (A) RS. *During works it is intended to leave the Public Footpath open.*
- (Q) Cllr. JS. What fencing is to be erected between the new properties and existing properties in Garrard Close?
 (A) RS. *A 1.8m high closeboard fence be erected along this boundary.*
- (Q) Cllr. JS. Comment, some housing backing onto mature hedge without fencing. Copse northern end unprotected.
 (A) RS. *Left open to enhance landscape.*
- (Q) Cllr. JS. Commented acoustic fencing at 2.5m is very high. Recommend it be reduced in height and augmented with more natural means in keeping with the rural nature of the site
 (A) RS. *Noise report recommendation was 2.5m design. Obligated to follow recommendations. Would go back to seek comment on reduced specification.*
- (Q) Cllr. JS. Re' public open spaces and roads
 (A) RS. *? Adopted by Parish Council/Management Company. ? Payment by 60 residents pro rata. Roads under Section 38 adopted by WCC.*
- (Q) Cllr. JS. Re' design standards. Why Multiple white faced houses?
 (A) RS. *Similar material in use in surrounding district. Happy to reduce the number of white facing*
- (Q) Cllr. JS. What is the construction of screen walling?
 (A) RS. *Same as brick houses. Probably all constructed of red brick*
- (Q) Cllr. JS. Commented variable allocation of parking spaces per house. Anticipate greater demand on a modern estate. Remarked on provision of visitor parking area.
 (A) RS. *No definitive answer. Unlikely provision of visitor parking.*
- (Q) Cllr. JS. Comment re' Bin Store rear of plot 28. Likely need to restrict parking. Concern about sufficient access for bin lorry.
 (A) RS. *Question acknowledged*
- (Q) Cllr. JS. What were the intentions regarding provision of street lighting? Parish Council to take a view.
 (A) RS. *Unsure. Default position is to provide streetlights. SDC Planning would determine the scheme.*
- (Q) Cllr. JS. Commented on provision of play equipment on suitable open area from Open Space Agreement Grant. Would this be for provision on new development or allocated for expenditure elsewhere in the parish?
 (A) RS. *Not currently addressed. Anticipated consultation would be undertaken with the Parish Council*
- (Q) Cllr. AG. Commented on maintenance of Right of Way during construction period
 (A) RS. *Site strategy will have to demonstrate how this will be achieved/made safe. No details yet but will be submitted.*
- (Q) Cllr. AG. Was there intention to consult with the Ramblers Assn?
 (A) RS. *Would do so after reserved matters are agreed.*
- (Q) Cllr. AG. Comment; no property occupation until Station Road is improved
 (A) RS. *Subject to Section 278 Legal Agreement – works to highway/footway. Liaison with local authority/traffic audit.*
- (Q) Cllr. AG. Question re' drainage; what type?
 (A) RS. *Type is enlarged ditch flowing to Ban Brook*
- (Q) Cllr. AG. Has an archaeological site investigation been carried out?
 (A) RS. *Yes*
- (Q) Cllr. DP. Commented on 2 bedroomed apartments
 (A) RS. *Taken from 106 Agreement*
- (Q) Cllrs. KL & LW. Re' Covenants/Car Parking. Cllr. KL commented on distinction between residents with home office and use of van for business as opposed to restrictions on caravans and motor homes. Cllr LW suggested distinction by weight restriction rather than vehicle type.

(A) RS. Confirmed that Covenants concerning car parking were standard practice. Bovis would raise the need to define permitted vehicle types/weight

251. Annex C. Members of the Public – Questions and Answers

RS: Rob Stroud

(Q). Resident. PR. Commented re' outline plan phasing

(A) RS. Site strategy details not yet cleared but would be available before approval is given

(Q). Resident. PR. Comment re' 'raised' road area in region of entrance to site lying between Plots 58 & 4 to emphasize change of use/speed.

(A) RS. Arrangements here would be bound by the traffic plan

(Q). Resident. PR. Where will construction site activity commence?

(A) RS. Construction activity will start at the Station Road end. Storage areas will be at the far end of the site.

(Q). Resident. PR. Comment that local residents immediately near to the development site state preference for no streetlights on the estate other than those required to ensure highway safety.

(A) RS. Comment acknowledged

(Q). Resident. PR. Asked about depth of drainage arrangement on development site.

(A) RS. ?4m? Would need to check and get back with an answer

(Q). Resident. PR. Registered concern re' egress/exit of construction/delivery traffic to/from Station Road. Unhelpful impact if vehicles transit in village areas

(A) RS. Site management plan to reflect emphasis on egress/exit from A46 dual carriageway direction

(Q). Resident. PR. Enquired re' social housing management arrangements

(A) RS. Housing mix defined in Section 106 Agreement. Social housing taken up by Housing Assn and then available via open market. No Housing Assn identified currently.

(Q). Resident. PR. Enquired about width of footways in Station Road outside Salford House. Required specific consideration to avoid foot traffic having to cross the road

(A) RS. Comment acknowledged. Connect earlier comment re' Subject to Section 278 Legal Agreement – works to highway/footway. Liaison with local authority/ traffic audit. Footpath widening is still being debated.

(Q). Resident. JAH. Commented on position of properties, observing 'mirror image' due to the rear of properties 7-19 Garrard Close directly overlooking into the rear of 7-20 Alamo site on north side.

(A) RS. Commented that this was generally how a site would be developed; back garden to back garden lends to security cover

(Q). Resident. JAH. Enquired about traffic calming measures

(A) RS. No current indication. Such matters would be determined by WCC Highways but aware that there is preference to avoid installation of traffic humps as traffic calming measure. Junction Station Road into the development site has been approved at outline planning stage.

(Q). Resident. PS. Remarked upon the need for road widths within the development to allow for clear passage of emergency vehicles.

(A) RS. Acknowledged this requirement. Cllr KJ advised that the developer was bound to follow Local Council Directives.

Chairman. The Chairman thanked the Bovis Homes representatives for attending this evening.