

Minutes of an Extraordinary Meeting of the Parish Council held in The Memorial Hall, Salford Priors, on Friday, 9 August 2013

Present: Councillors J R Stedman, (Chairman), K Littleford, K A James, D C Penn and A Quiney
Also in attendance: S Harte, Clerk, County Cllr M Brain, Cllr J Spence, Cllr D Spence and seventeen members of the public.

1. Apologies for absence

Apologies for absence were received from Cllr L W Wright, District Cllr M Howse and Mr D Pemberton.

2. Declarations of Office and Disclosure of Interests

Members were reminded that they must act solely in the public interest and should never improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for themselves, their family, a friend, or close associate.

2.1 Register of Interests:

Members were reminded of the need to keep their register of interests up to date.

2.2 Dispensations

The Clerk confirmed that there were no written requests for disclosable pecuniary interests dispensations.

2.3 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 were 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.

Open Forum

Members of the public attending the meeting were asked to comment on planning application **13/01486/FUL** Land Off Tothall Lane, Salford Priors; Proposed: Demolition of existing sheds and construction of 6 no. affordable homes (5 no. 2 bed and 1 no. 3 bed) and associated works, including new dropped kerb, new access and footpath on County Council Land.

Melanie Muldowney. Ms Muldowney said that all documents relative to the planning application could be found on the SDC website and the planning bid was first proposed in 2008 but that things had progressed and she believed we were now looking at a positive application and that that was what we were here to discuss.

Trevor Berry. Mr Berry stated that he believed the planning application was now out of date, as the Needs Survey was old and the planning scene had changed. He felt that as there were other bigger schemes to coming forward these six affordable homes had become irrelevant. He said the proposed location was interesting and felt it to be out on a limb at the edge of the village. He personally had an issue with storm water due to his property having been flooded in the past and that anything which increased the risk to his home was not to be welcomed and thus he was worried about this aspect of any development on that site. He was also concerned about this application setting a precedent as he felt it was clearly designed to enable more houses to be built as a later date. He expressed surprise that the site was not porous enough to use soakaways.

The Chairman responded to Mr Berry saying he had spoken to the head of Alamo and could confirm that the proposed Alamo development plan for seventy properties was proceeding.

A resident from a property close to the site enquired as to when the fields in that area had ceased to be greenbelt, something she said she had been told when she purchased her house twenty years ago. She was

advised that no land in the Parish had ever been classified as greenbelt and that she must have been misinformed.

Roger Band raised the issue of road safety. He stated that no pavements or street lighting were in place and that the road was narrow. As there were already traffic and speeding issues he felt the development would increase the risk of accidents occurring.

Tony Giles. Mr Giles asked if the housing would be for local people. The Chairman replied that the Parish Council had requested that it be, but it was not shown in the terms of reference and would be something the Council would look into. Cllr James said that all six houses would be for the social rented market, however two of the houses are to be nominated by the County Council to the District Council's waiting list, and had been earmarked for tenants of WCC owned farms which would then release the farms for sale or rent at commercial rates. The remaining four houses would be for SDC to allocate. Jonathan Spencer added to the exchange on whether the affordable homes would be offered to people with a local connection saying that in general the process of allocation of affordable housing started at Parish level and rippled out.

Mr Giles said that the site was a gateway into the village and putting the development there was not in keeping with village nor would the proposed planting scheme fit in

Heather Nicholls. Ms Nicholls commented that it felt like the village was being stretched (ribbon development) and thus would devalue the sense of community and that having houses centred with better access to Parish facilities would make more sense. The question was also asked if anything had been considered about the devaluing of property in the vicinity of the new development and the Chairman responded that this aspect was not a material planning consideration and not something which could be muted as a consideration.

Ms Muldowney said she believed there was a risk, with the social housing development being located at the edge of the village, of the occupants being ostracised.

One resident asked if a different siting could be considered and was advised that at this stage that would not be possible and the Parish Council could only comment on this application as it had been made.

County Cllr Mike Brain updated the meeting on the current state of play regarding the application and said that Jephson Housing had successfully obtained the further HCA funding required, the building contract had gone out to tender and was due back at the end of September. The planning decision was also due at the end of September and the price of the land had still to be settled. He confirmed that the project was moving forward irrespective of a decision on the planning application. Jonathan Spence added that thirteen weeks was allowed for a decision on a major application with four weeks from the application being lodged permitted for consultation.

Heather Nicholls said that the development had first been muted in in 2008 but that the first she had heard of it was few months ago in Parish shop. She asked if an official should have come round and spoken to residents living next to the site. Ms Nicholls was advised that it is the District Council's obligation to carry out neighbour notification and according to their website this had been done.

Melanie Muldowney said that from what she had heard and seen this particular planning application appeared to be a 'done deal'. Jonathan Spence responded to her concern that a decision had already been made. He said that the land was owned by WCC and that they were aligning everything to enable the land to be sold. In parallel SDC and the Parish Council were going through the process of considering application and subject to this meeting the Parish Council will make a representation of its views based on those of its residents. The Ward Councillors would also make a Ward statement based on what the members say. There isn't a 'done deal' yet as the application has to go through this delegation process.

Pat Ward asked if the site had been selected by the Parish Council. The Chairman replied that the Parish Council of the time had supported but not chosen the site. Public consultation had been taken on sites and the Tothall Lane/School Road one came out as the preferred location.

Heather Nicholls asked if WCC wish to dispose of the plot and was it designated just for affordable housing or could anyone purchase it? She was advised that this land was an exception site in planning terms and therefore WCC had to release it for affordable housing use only.

Dawn Skelton reinforced Mr Band's earlier comments re traffic problems and also stated she was disappointed at lack of communication from the Parish Council on this matter.

Trevor Berry said that the Council website hasn't shown this application as validated until this week. And that it hadn't been available publicly for two weeks of the three week consultation period. The Chairman said that the Parish Council had only had two weeks' notice of the application.

Mike Brain accessed SDC's website and read out the dates for the different stages of the application process, as listed below:

Application Received	24/06/2013	Target Date for Determination	09/09/2013
Application Valid	15/07/2013	Revised Target Date for Determination	
Neighbour Notifications sent on	24/07/2013	Expiry Date for Neighbour Notifications	14/08/2013
Standard Consultations sent on	24/07/2013	Expiry Date for Standard Consultations	14/08/2013
Site Notice posted on	30/07/2013	Site Notice Expires	20/08/2013
Last Advertised on		Herald Advert Expires	
Date Decision Issued		Overall Expiry Date	20/08/2013

3. Planning application for consideration: 13/01486/FUL Land Off Tothall Lane Salford Priors

Cllr Kim James opened the discussion stating that since the Parish Council undertook the housing needs survey in 2008 planning policies nationally and locally had changed or were in the process of changing, and the draft core strategy would directly influence house building within Salford Priors.

Currently to develop social rented accommodation in the Parish the only way available was through the Local Choice Policy COM 1, however, Salford Priors had been designated a local service village in the core strategy and would be expected to take accept housing growth of approximately eighty dwellings. Therefore, in his opinion, it was now time for the Parish Council to review past decisions and to plan for the future.

He stated that the scheme as proposed does not address the Parish Council's Local Plan action point (page 9) to provide five units to rent for people (youngsters) with a local connection to the village. Cllr James went on to make the following comments about the proposed development:

- 1) The site is situated in open countryside outside the built up boundary of the settlement, the T junction on Tothall Lane provides a natural boundary between the built environment and the open countryside.

- 2) This site will be a ribbon development that does not form part of any community, there are better identified sites within the village, that would provide more community cohesion or for an affordable housing scheme to form part of a larger future housing development scheme.
- 3) Development in this location will have an adverse impact on the visual amenity of the area.
- 4) The loss of a defined settlement boundary (Historical Boundary) should be resisted.
- 5) The wall of Catkins (former boundary wall to the main Park Hall estate forms the gateway to the village of Salford Priors and defines the built up settlement.
- 6) Harmful to the character of the village and its setting
- 7) Will detract from the setting of Park Hall, and the setting of Tothall Lane, the only other substantial building on that side of Tothall Lane is Dunnington School.
- 8) Access on to Tothall Lane this would be create a danger - 4 access in a very short distance to the T Junction vehicles entering Tothall Lane from the Irons Cross direction will merge blindly onto the access with sub-standard visibility. (Access 1 Catkins (2 Dwellings) / Access 2 Site Entrance (6 Dwellings) / Access 3 New Field Access (Agricultural Vehicles) / Access 4 Park Hall (13 Dwellings)

Each Councillor in turn then commented on the planning application:

- Cllr David Penn stated he believed what Cllr James had said was relevant and that the Parish Council should be mindful of the future.
- Cllr Antony Quiney commented that he didn't recollect this site being proposed and he supported Cllr James' views and felt that these six dwellings would open floodgates and lead to further development up as far as Iron Cross. Cllr Quiney also remarked that there had been a multiple change of councillors since this development was first muted.
- Cllr Karen Littleford said she felt that affordable housing in the village was a requirement but that the site proposed wasn't the most suitable. However she thought the Parish Council should fight for affordable housing, but at a site/s the Parish Council deemed appropriate.
- The Chairman, Cllr John Stedman summed up saying that a substantial number of the public were present at the meeting but no one had spoken in favour of the planning application. He too believed that the 2008 survey was out of date and the plan was flawed. He expressed his support for the points put forward against the development by Cllr James.

Cllr James proposed that the Parish Council **strongly** object to application number **13/01486/FUL** Land Off Tothall Lane. He was seconded by Cllr Stedman. A vote was taken and the Parish Council was unanimous in its agreement to strongly object to the planning application. .

5. Closure of meeting

The Chairman closed the meeting at 20.00.

Signed.....

Date.....