

**ORWELL PARISH COUNCIL
PLANNING COMMITTEE MEETING
unAPPROVED MINUTES OF THE PLANNING MEETING**

A meeting of the Orwell Planning Committee (OPC) was held in the Pavilion on Wednesday 29th July 2015 at 7pm.

Present: W Talbot – Chairman (**WT**), C Hoptroff – Vice Chairman (**CH**), N Szembel (**NS**), Mrs D Kennedy (**DK**) and A Pulham - acting Clerk (**AP**)

1/07/15 Apologies for absence:

Apologies were received from Mrs J Damant (Clerk)

2/07/15 To sign and approve Minutes of meetings held on 15th April 2015.

Due to the Elections and there being no Planning Committee at this time, Planning issues have been incorporated into the main agenda on 20th May 2015

32 Meadowcroft Way - Request from the residents of 32 Meadowcroft Way to be granted vehicular access over the existing driveway serving No. 28.

Parish Council have no objection to access providing that any off road parking does not restrict access to either property and SCDC should consider any precedent on this request.

69 Town Green Road, S/1069/15/FL - Mr Lawton. Erection of a timber framed garden room/summer house. Parish Council recommend 'No Objections' . Prop CH, sec MC

3/07/15 Public Participation:

(For up to 15 mins members of the public may contribute their views and comments - 3mins per item)

There were 30 members of the public present.

4/07/15 Councillors to disclose any Pecuniary Interests (disclosable pecuniary interests (DPIs) include interests held by a member's spouse, civil partner or similar) listed on the Agenda:

There were no declarations declared.

5/07/15 Request for the following:

5.1 16 Lotfield Street

S/1552/15/FL & S/1553/15/LB

Mr T Truscott

Proposed works to existing building and erection of a 1 1/2 storey side extension.

A concern was voiced by a member of the Committee that the size of the proposed development seemed disproportionate to the plot; however the Planning Committee agreed this was not a ground for objection in this case and that it had 'no objection' to the application.

Parish Council recommend '**No Objection**'. Proposed by ^{WT}, seconded by ^{DK}, all in favour.

6/07/15 SCDC Decisions:

There were no decisions.

7/07/15 Other Items:

7.1 Discussion of the Proposed development on Hurdleditch Road (next to the primary school)

WT gave a brief account of the context for this proposal. It is for 40-60 3/4/5 bed open market homes on the field immediately adjacent to the recreation ground (although up to 40% of that number would be 'affordable' homes in accordance with SCDC policy). WT advised that the independent Planning Inspector has struck down SCDC's Local Plan, meaning key safeguards and checks and balances against development proposals such as this are not currently in place and will not be in place until a new Local Plan can be passed.

WT advised the public gallery that the developer, Davidsons Developments Limited, had given a presentation to the most recent meeting of the Parish Council and to Petersfield School.

The Chairman of Governors of Petersfield School (CW) advised the school has no major concerns. The school has capacity for more children and he felt that from the school's perspective there could be 'more gain than pain' for the school should more families come into the village.

SCDC District Councillor van der Weyer explained the situation with the Local Plan in greater detail. He advised that the absence of a Local Plan means that concepts such as a 'village envelope' outside which one cannot build are not currently in place as a barrier to speculative proposals such as this.

Cllr van der Weyer advised the two key planning policy considerations that are still in place are:

- Sustainability
- Environmental Impact

He advised that SCDC's default position on applications such as this is to be wary/negative; however it was the case that in the absence of a Local Plan, if SCDC turned down this or any other application and if it was appealed by the applicant, the Planning Inspector would come in and rule on the matter.

Cllr van der Weyer confirmed that the same piece of land had been examined by SCDC as an option for housing development a few years earlier, but had been rejected as unsuitable. (See current SHLAA – Strategic Housing Land Availability Assessment).

Meeting Closed: 20.00 hrs. *The issue was then opened up for comments and questions from the floor.*

Q. When might there be a new Local Plan in place?

A. At least one year from now (AvvW).

Q. If the most recent Local Plan is null and void, does not the previous Local Plan not just continue in its absence?

A. The provisions of the previous Local Plan have not survived just because the most recent one has been struck down (AvvW)

Q. What is the current estimated housing need in SCDC/Cambridge, given the growing levels of property purchase by foreign investors?

A. Not discussed.

Q. OPC was talking about moving the village hall to Town Green Road. What would this development do to that proposal?

A. It was acknowledged this was an additional complication; however it was confirmed that a development such as this would require the developer to make contributions towards community infrastructure and facilities, which could include funding towards a new village hall and additional recreation land (WT).

Q. There are already significant drainage/sewerage problems in the village. What would this possible development do to these?

A. It was generally agreed among the public gallery and Committee that this is the case. Significant rainfall, especially when it is particularly intense, can cause surface water flooding in gardens on Town Green Road and Meadowcroft Way in particular. As this flows into overloaded drains it can flush up raw sewage into gardens. Storm run-off is poor and many gullies do not fully drain for days after a storm.

AvvW confirmed SCDC would look for evidence that these issues had been addressed should a planning application come before them and would take into account past records/reports of flooding and sewage problems in the village. WT expressed concern that past reports submitted to SCDC cannot always be tracked down.

Q. How can we be assured that the waste water being put into the brook from the new development on Oatlands is sufficiently clean and, if this new development proceeded and also needed its own on-site treatment plant, how could the village be assured that the discharge from there into the brook would also be sufficiently clean?

A. We believe there are periodic checks by the Environment Agency, but confirmation to be sought (WT).

Q. Would this development coming to Orwell raise the village up the waiting list with Anglian water for remedial works to drainage in the village?

A. This was not known.

Q. With Oatlands having been built (15 affordable homes) and slow to fill, what evidence is there of continued local housing need?

A. Current records are being checked to assess the outstanding need (WT).

Q. What are the timescales?

A. The developer may make a planning application to SCDC as early as September (WT)

Q. What parking/traffic problems might this new development cause in the village?

A. Not enough is known at this stage to form a view. (WT)

Q. Is our local MP aware?

A. The Parish Council has written with its concerns to Heidi Allen. The letter is of course public record and will be made available (WT).

Q. Will the developer, Davidson Developments Limited, be prepared to come and speak/exhibit to the village?

A. When they came to the last Parish Council meeting they indicated they would be prepared to do so (WT).

Additional concerns were expressed around the ability of the bridge over the brook to withstand the greater water volumes and flow speeds that additional discharge into the brook might cause. There was also some scepticism as to how many new families with *local* connections might move into the new development and use key local facilities such as the school.

Meeting Opened: 20.20hrs

Summary of Agreed Actions

Information leaflet to be delivered around the village giving key information on the proposals and the wider context such as the absence of a Local Plan 'defence'.

Villagers to be encouraged to consider the outline proposal and make their initial comments/concerns known to OPC during August. (Post boxes to be placed around the village for this purpose – e.g. church, chapel, shop, pub, hairdresser).

Leaflet to provide a hyperlink to the SHLAA for those looking for more background/context.

OPC to coordinate more work to establish who in the village is currently affected by drainage problems and who stands to be affected should this new development be built.

OPC to obtain the current Asset Records for Orwell from SCDC to establish precisely the extent and nature of the infrastructure supporting the village at present.

Proposed actions proposed by WT, seconded by CH. Agreed by all on Planning Committee.

There being no further business the Chairman closed the meeting at 20.25hrs

Chairman

Date

For the avoidance of doubt the only legally acceptable version of the Planning Minutes of Orwell Parish Council are those signed in Public Meetings by the Chairman. They are available for public inspection from the Clerk.