

Edlesborough Parish Council

Minutes of Extra Ordinary Meeting held on Thursday 13th August 2015 at Edlesborough Memorial Hall commencing at 8.00pm

AGENDA ITEM		ACTION
Present:	Cllr Williams (Chair), Cllr Wilkinson (Vice Chair), Cllr Cubbage, Cllr Mrs Owen, Cllr Nevard, Cllr Mrs Woodhouse, Penny Pataky (Clerk), District Cllr Chris Poll, Andrew Inchbold from McCann Homes and 59 parishioners.	
Apologies:	Cllr Pratt	
Declarations of Interest	None	
Welcome	<p>Cllr Williams opened the meeting and thanked everyone for attending. He gave a brief explanation of the evening's proceedings relating to planning application 15/02411/APP including:</p> <ul style="list-style-type: none"> • Background to the current situation. • EPC Material Concerns. • Other issues expressed. • The AVDC Planning Process. 	
Open Forum	<p>Parishioners raised the following concerns in response to the McCann Planning Application for the Land off High Street, Edlesborough – 15/02411/APP</p> <ul style="list-style-type: none"> • <i>Can the current water and sewage facilities cope?</i> <p>Cllr Wilkinson explained that he had spent an afternoon with McCann's investigator discussing the problems and walking around the village explaining the issues.</p> <p>Currently Anglian Water maintain that the sewage system has the capacity to cope and yet at the same time appear to be acknowledging that there is an unresolved problem of surface water getting into the system causing it to flood and sewage to back up. This is something that EPC will address in their objection even though strictly speaking it is not a material planning consideration.</p> <ul style="list-style-type: none"> • <i>Can EPC ask RoSPA or a similar body to carry out a road survey to highlight the road safety issues this will bring to the High Street?</i> <p>Cllr Wilkinson explained that the Highways Agency:</p> <ul style="list-style-type: none"> - Will have the final say on the road safety issues. - Has the power to influence the layout of the design. <p>Cllr Wilkinson stated that DLP are a very professional organisation who understand the requirements of the Highways Department.</p>	

EPC recommend that parishioners raise this concern themselves if they object to the development.

- ***The application does not reflect the identified housing needs of the village.***

The lack of bungalows and two bedroom properties was discussed. Parishioners do not agree that the village will be expected to 'take potentially 100+' new homes.

Cllr Williams explained that facilities such as Doctors, the school, shop, churches, bus service, dentist, etc. make the Village of Edlesborough a sustainable environment.

- ***Can EPC object on the same grounds as Eaton Bray Parish Council did to the 150 house in Eaton Bray?***

Eaton Bray stated 13 reasons in their objection to the outline application for 150 new homes in Eaton Bray. Only two of these reasons were mentioned in the six reasons given by Central Beds for the refusal of this application.

EPC need to concentrate their objections on material planning issues; these being the areas EPC can have an influence over and the ones the planning department will listen to.

- ***Parishioners asked that Cllr Wilkinson was listened to as he has a wealth of knowledge and has been through this process many times?***

Examples given were the Cow Lane development and the Save the Bell campaign. EPC stated outright opposition to both and were ignored by the planners

- ***Can EPC apply for preservation orders on any of the trees?***

EPC explained that the developer will have identified which trees need to be retained. The developer will build around trees with preservation orders.

- ***Can the view be protected?***

The Landscape Officer has already influenced the McCann's development. Cllr Wilkinson shared two other plans which McCann have shared with AVDC during their Pre Planning Consultation. The submitted plan is a result of these consultations and currently opens up the view much more than the earlier plans.

The Landscape Officer will decide if the AAL view is affected by the development.

Although the views from Chiltern Avenue and Kingsmead will be changed the intention of the current plan is to open up the view from the High Street.

- ***Who will maintain the grassed area? Is it protected?***

It is normal practice for areas of grass such as this to be maintained by AVDC with the developer providing some monies towards this for a specified period of time.

Currently there are no guarantees in the application protecting the grassed area from future development. This is something EPC will address in their objection.

- ***Section 106 Money***

Cllr Williams stressed that EPC will not support the plan in order to benefit financially from the development. The

	<p>Manor Farm and Cow Lane developments will bring Section 106 money to the Parish which has been ear marked for the New Pavilion project even though both applications were opposed by EPC.</p> <p>All developers are required to pay Section 106 monies on a development over a certain size. Currently this development will provide the Local Education Authority with approx £500,000.</p> <p>The Leisure Section 106 money can be used for the village. This is calculated on the number of bedrooms in the properties. Currently it is approximately £230,000 reducing to approximately £190,000 as some will be used to develop a play area in the development. This play area is a requirement as some of the houses will be more than 400meters from the villages current play area.</p> <ul style="list-style-type: none"> • <i>Concern was raised about Dovecote, Tythe Barn and the moats within in the village and how this development will affect them.</i> <p>As these are on the opposite side of the road it is unlikely that they will be taken into account. These are issues for the Building Control officer to address.</p> <p>In closing the Open Forum Cllr Williams reiterated to the Parishioners that they themselves can raise all these concerns if they decide to object to AVDC. That the council felt it important to concentrate their objections on the material concerns of the development that they can influence.</p> <p>Council also informed the Parishioners that the school have welcomed the development, as has the doctors' which says it can take 1000 more patients.</p> <p>Cllr Williams thanked the Parishioners for their input.</p>	
<p>EPC Detailed Consideration of planning application 15/02411/APP</p>	<p>The Council agreed to OPPOSE the development giving the following reasons:</p> <ul style="list-style-type: none"> • A single development of 58 houses is too large for a village the size of Edlesborough. • A density of 29dph is excessive. • Car parking provision is inappropriate. • Whilst the development would create an additional area of public open space, it does not identify how that area would be protected from future development. • The housing mix does not reflect identified local needs. • The proposal does not address the ongoing issues with the foul sewage system which the additional housing would exacerbate. <p>Cllr Mrs Owen proposed that the council include additional concerns raised by the parishioners in their response.</p>	<p>Full Council</p> <p>Full Council</p>

	<p>Council agreed to do this but reiterated that they will most likely be ignored by ADVC.</p> <ul style="list-style-type: none"> • The ability of the School and the Surgery to cope with the increase numbers • The preservation of the existing watercourse that borders the site • The impact on the AAL and views from the AONB • The effect on the adjacent historic sites • Road safety implications of two additional junctions with the High Street • Additional congestion in the High Street in the vicinity of the School • The suitability of 3 storey town houses in a rural location <p>Council agreed to amend the sentence in the draft response <i>“The Parish Council therefore OPPOSES the application in its present form”</i> to <i>“The Parish Council therefore OPPOSES the application”</i>.</p> <p>NB Parishioners comments were mixed at this point.</p> <p>* Some requested the wording remained as they believed it would be better for the Council to influence the development if it is approved.</p> <p>* Some insisted on the change stating that the original wording meant that the Council did not OPPOSE the development only that it opposed the current form of the development.</p> <p>Council agreed to include a map of the Anglian Water Sewage System to help AVDC visualise the current issues.</p>	<p>Full Council</p> <p>JW</p>
<p>Neighbourhood Plan</p>	<p>Cllr Williams informed the Parishioners about the Council's decision to embark on a Neighbourhood Plan and gave a brief synopsis of what this was:</p> <ul style="list-style-type: none"> • Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the production of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders. • Neighbourhood Development Plans become part of the Local Plan and the policies contained within them are then used in the determination of planning applications. Neighbourhood Development Orders and Community Right to Build Orders allow communities to grant planning permission either in full or in outline for the types of development they want to see in their areas. • It must be stressed that the policies produced cannot block development that is already part of the Local Plan. What they can do is shape where that development will go and what it will look like. • Public meeting to be arranged. Public participation is needed develop the plan. 	

Other Planning Applications	The following new applications were discussed and it was agreed to submit the responses below to AVDC			
	Application No.	Address	Description	Parish Council Response
	15/02155/ALB 17 th July 2015	The Old Bakery, Leighton Road, Northall	Demolition of outbuildings	No objections
	15/02420/APP 17 th July 2015	10 Eatongate Close, Edlesborough	Single storey rear extension and first floor side extension including extension of roof line	No objections
15/02513/APP 4 th August 2015	Orchard House, 12 Wren Walk, Edlesborough	Erection of two storey rear extension, new single storey entrance extension, demolition and rebuilding of triple garage to include roof space accommodation, construction of single carport to side of garage	No objections	
Planning Cont.	The following amended application was discussed and it was agreed to submit the response below to AVDC			
	Application No.	Address	Description	Parish Council Response
	15/00508/APP Amendment Date	The Bell PH, Church End, Edlesborough	Construction of detached garage	OPPOSE

Planning Cont.	The following decisions had been received from AVDC				
	Application No.	Address	Description	Parish Council Response	AVDC Decision
	15/01817/APP 8 th June 2015	The Old Axe & Compass, 36 High Street, Edlesborough	Replacement single and two storey rear extensions	No objections	Permitted
	15/01845/APP 11 th June 2015	Manor Farm, Pebblemoor, Edlesborough	Single storey side and rear extension and porch	No objections	Permitted
	15/02005/APP 19 th June 2015	The Stables, Home Farm, Leighton Road, Northall	Single storey extension (Amendment to planning permission 13/03307/APP)	No objections	Permitted
	15/01186/APP 22 nd Apr 2015	The Old Bakery, Leighton Road, Northall	Erection of detached stable/storage barn	No objections subject to an appropriate planning condition regarding use of storage area	Permitted
	15/01011/APP 29 th June 2015	Dagnall School, Main Road South, Dagnall	Replacement of two timber sheds with a brick built store	SUPPORT	Permitted
Meeting Closed	The Extra Ordinary meeting closed at 10.11pm				