

MINUTES

HUNTLEY PARISH COUNCIL

MINUTES OF THE ADDITIONAL ORDINARY MEETING OF THE PARISH COUNCIL HELD AT HUNTLEY VILLAGE HALL ON MONDAY 19th JUNE 2023
at 7.30pm

Attendees: Councillors: J. Green (Chairman), I. Walker, J. Croxall, M. Evans & R. Watkins.

Present: Mr L Williams (Clerk), and eight members of the public (MoP). The meeting started at 7.30pm.

- 1. MEMBERS' INTERESTS RELATING TO ITEMS ON THIS AGENDA – None.**
- 2. APOLOGIES –** Received from Cllr. Hill and Cllr. Wood.
- 3. Members of the public, District and County councillors will be invited to address the council at this time.** Members of the public spoke after the chairman had read out the observations of Cllr. Wood and a report prepared by Cllr. Walker.
- 4. MINUTES OF PREVIOUS MEETING –** Members **resolved** that the minutes of meeting held on 6th June 2023 form an accurate record of the events and they were signed by the chairman.
- 5. PLANNING APPLICATIONS Received -** P0946/20/OUT Land Adjoining Poplars Cottage Tibberton Lane, Huntley. Approval of reserved matters (Access, appearance, landscaping, layout and scale) of outline permission P0946/20/OUT for the erection of up to 11 dwellings with associated works. Discharge of conditions 10 (external facing materials), 14 (site waste management plan) and 15 (recycling of waste) relating to P0946/20/OUT. (Revised Description)

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After Cllr. Wood's comments and Cllr. Walker's reports had been read out MoPs voiced their concerns regarding the following matters: (i) Safety of vulnerable road users due to lack of footways; (ii) Increase in traffic on single track road; (iii) Poor visibility for emerging traffic due to unsatisfactory splay; (iv) Insufficient parking spaces meaning visitors will need to park on lane; (v) Threat to trees and areas of woodland which are the subject of Tree Preservation Orders; (vi) Poor choice of cladding materials will detract from the general appearance of the area; (vii) Serious concerns regarding the capability of the sewerage system to cope with additional input.

Members were largely in agreement with Cllr. Walker's report which is attached as Appendix A. Additional areas of concern were voiced re: (i) Sewerage

capability; (ii) Who would be responsible for upkeep of open spaces; (iii) What were the ramifications re. recycling and waste storage; (iv) junction visibility splay (v) No mention of Section 106 contributions. Members unanimously resolved to **Object** to the application in its current form on the basis of the points detailed.

6. **NEXT MEETING** – Agreed as 7.30pm on Tuesday 4th July 2023 at Huntley Village Hall.

The meeting ended at 8.23pm.

Signed:

Date:

Huntley Parish Council –Additional Ordinary Meeting 19th June 2023 - Draft Minutes Appendix A

P0197/23/APP Approval of reserved matters (P0946/20/OUT for the erection of up to 11 dwellings with associated works)

Response to further comments on the revisions of reserved matters.

The Parish Council made comprehensive objections to this development at the Outline Planning stage (see email 21 July 2020) and again in our letter dated 9 March 2023. Although the Parish Council supports development at this site in principle there are still issues that prevent us fully supporting it at this stage. We still feel these need to be addressed

We commend the developer, Cotswold Oak Ltd, and Zesta, the Planning and Development Consultants, for being open to the revisions they have made (email 2 May 2023). It would appear they have been prepared to listen to the views of the Council and shown respect for the Huntley Neighbourhood Plan and Design Guide.

The Planning Officer stated in the email 14 April 2023 to Zesta that the NDP at that stage did not carry full weight. The position relative to the NDP has now changed considerably. The NDP has completed the examiners review, will be going to the FODDC council in July, followed shortly after by a referendum. It therefore carries 'significant weight.'

The following are the issues that the Parish Council feel have not been resolved.

1. Materials & Design.

See our previous remarks '**respects the character of the surrounding area**' '**The design of individual dwellings.....should reflect the local characteristics.....a sense of place and identity**'

The Council still feel the use of grey cladding, along with other dark materials used for the contemporary style of housing will create a darkened environment at this site. We appreciate the developers offer to use oak cladding and feel that samples should have been accepted for review by the planning department. Given the woodland setting this might have been more appropriate. We consider that their insistence that grey composite cladding

be used will set a worrying precedence for future developments in Huntley. Traditionally, the only cladding in Huntley parish is on agriculture buildings, where this is in context.

2. Housing Needs

The Parish Council cannot support a proposal for 11 units on this site, of the proposed unit designs/nos of bedrooms. Although it provides for affordable housing the other units do not reflect the results of the housing need survey carried out for our NDP, or the one carried out by FODDC.

There is no requirement for 4 or 5 bedroom units at this time. It is of great concern that the 3 bedroom units, identified as of need, have been reduced from the 6 in the outline planning to 3. This in preference for high end luxury housing. We would ask that the Developer increase the number of 3 bedroom units and the number of 4 bedroom units/ 5 bedroom unit be reconsidered to meet the identified need from the surveys. And that the planning department support this.

3. Parking spaces.

The Parish Council feels that the parking provision of parking for units 4, 5, 6 & 7, whilst it might in principle meet national standards, will create on road visitor parking in this cramped area. There is also the issue of ensuring the access to the Poplars Farm from possible parking congestion. There are only 2 public parking spaces, and these are at the entrance to the development.

4. Access & Visibility Splay (Tibberton Lane)

Please refer to the Parish Council comments no 9 email 21 July 2020

Again, there does not appear to be any assessment of the safety of vehicles exiting this development. The original access to the Golf Course at this location was from the A40 and the access onto Tibberton Lane was primarily for agricultural vehicles. The width of the lane at the exit point does not fully accommodate two vehicles passing. Although the view up Tibberton Lane towards Bramley Drive will be improved if the proposed footpath is installed, the view will still be obscured due to parked vehicles to residences. In the other direction there is no clear view until the front of exiting vehicles are dangerously out into the lane.

Based on the local knowledge of the members of the Parish Council, we would strongly suggest that the Visibility Splay must be fully investigated and proven.

5. Public Footpath shown in the Outline Plan, but not in this application

Refer to the PROW report 17 Feb 2023 for requirements for strict adherence. There is no authorised vehicle access across this site and the Parish Council expects that the relevant permissions will be sought. Also, that public access for this well used public footpath will be maintained during construction and afterwards.

Please note that the Parish Councils previous statement 4 & 5 in our letter of the 9th March still apply.