

Sutton St. Nicholas Parish Council

Minutes of Extraordinary Meeting of Sutton St. Nicholas Parish Council, held in The Village Hall, Sutton St. Nicholas on Monday 22nd July 2019.

Councillors Present

Cllr Ron Gow
Cllr Richard Andrews
Cllr Ann Burke
Cllr Stan Gyford
Cllr Sharron Haworth
Cllr Ian Nicholas

In attendance

Tony Ford – Parish Clerk

Members of the Public – 6

1. Apologies for Absence

Apologies were received and approved for Cllr Tina Hurley.

2. Disclosable Pecuniary Interest Dispensations

To consider any written request for dispensation.

3. Declarations of Interest

To receive declarations of interest by members in respect of items on the agenda.

Councillor	Y e s	N o	Agenda Item		DPI or NPI
Cllr Ron Gow		√			
Cllr Richard Andrews	√		4	Adjacent to personal property	Disclosable Pecuniary Interest
Cllr Ann Burke		√			
Cllr Stan Gyford		√			
Cllr Sharron Haworth		√			
Cllr Ian Nicholas		√			

4. Planning Application –Sutton Cattle Yard, Sutton St. Nicholas (192444) – Site for 23 dwelling development.

Cllr Ron Gow reminded the Parish Council that the land in question had been identified in the Sutton St. Nicholas Parish Council Neighbourhood Development Plan, as a site for 18 dwellings providing that landscape impacts could be minimised and site vehicular and pedestrian access could be provided. In addition a relatively low density would be appropriate to reflect the transition to open countryside.

Cllr Ian Nicholas highlighted that the Neighbourhood development Plan allocated 18 dwellings, with the owner initially asking for 27 dwellings 50 percent higher and following pre-planning consultation with Herefordshire Council this has been reduced to 23 dwellings just under one third higher than the Neighbourhood

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Development Plan, there was now an increased concern with access now that more housing houses was being applied for.

Cllr Stan Gyford questioned why have a Neighbourhood Development Plan (approved by Herefordshire Council) stating a low density of 18 dwellings if now Herefordshire Council are apparently proposing to override it with their pre-planning advice

Cllr Sharron Haworth queried how the original 18 dwellings had been arrived at, Cllr Ron Gow reminded the Parish Council of the process followed and highlighted that the increase was about one third higher than agreed in the plan.

A Parishioner raised a concern about speeding along the main road at all times day and night and that there was a need to do something to curtail speeding such as chicanes.

Cllr Ron Gow reminded the Parish Council that this was one of the reasons why the Parish Council was trying to move the 30 MPH signs further outside the village.

Cllr Stan Gyford highlighted that the Parish Council had a choice of chicanes or gates, and opted for the gates as they were far cheaper, to see if they would work, if not the Parish Council would have to think again and look at other measures possibly including chicanes. The new development would mean money for the community to spend on projects across the village such as gates and other speed reduction projects.

A Parishioner raised a concern regarding the soft landscaping proposals relating to the access road between plots 1 and 2 as the plan gave access to the Linnings a land locked piece of land, which if developed would increase the number of dwellings using the access to the main road. A figure of 35 dwellings in total was muted. The Parish Council had a concern regarding the enlargement of the development through the back door.

Regarding the public sewer to Fieldway there was a concern that there was no indication how this would be achieved.

A Parishioner had a concern as to how the hedge on the main road would be retained as the plan indicated a footpath. There was also a concern as to how the footpath would be linked to Orchard Close bearing in mind the narrowing verge and the brick wall.

Further discussion took place in particular regarding the low level of open space and landscaping due to the high density.

Having considered the matter the Parish Council resolved to object to the application

- The high density which is contrary to the approved Neighbourhood Plan, which reduced open space available on the development.

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- Poor level of landscaping all-round and in particular the visual impact on the approach into the village from the main road.
- Increased traffic over and above what was previously agreed,
- The need for the re-siting of the 30mph sign further outside the village.
- Concerns relating to how the sewer connection would get to Fieldway.
- The current development plan indicates future access between plot 1 and plot 2 to the land locked The Linnings, (which is outside the settlement boundary), leading to the possible enlargement of the development through the back door.
- Concerns as to how the footpath would connect to Orchard Close due to the narrowing of the verge and the neighbouring brick wall.

Action Clerk to inform Herefordshire of the Parish Councils decision.

5. **Confirmation of the date, time and venue of the next meeting – 5th August 2019 at 7.15pm at Sutton St. Nicholas Village Hall**