



# Minutes

## Extra Ordinary Meeting of Tysoe Parish Council

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**Held on:** Tuesday 1<sup>st</sup> October 2019 at 7.00pm  
**Place:** Tysoe Village Hall

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**Present:** Cllrs David Roache (In the Chair), Malcolm Littlewood, John Tongue, Jane Millward, Alison Cross and Jeremy Rivers-Fletcher

**In attendance:** DC Feilding

**Members of the public:** 45

### 176/19 WELCOME and APOLOGIES

Cllr Roache welcomed everyone to the meeting and advised that proper notice for the meeting had been served.

Councillors **received** and **accepted** apologies from Cllrs Jacqui Sinclair who was on holiday and James Bardey who had childcare issues and the Clerk who unfortunately was unwell. Cllr Millward agreed to take the minutes

Cllr Roache outlined how the meeting would be run.

### 177/19 DECLARATION OF INTEREST

There were no interests declared in any item of business on the agenda

### 178/19 CAMERON HOMES PROPOSED DEVELOPMENT

Cllr Roache read out a statement:

Cameron Homes forwarded to me late on Wednesday last week a leaflet that they wanted to distribute to all homes in the village on Monday of this week. I asked them not to distribute it until we had chance to organise a meeting of residents - hence the relatively short notice.

They will shortly present their proposal but to put this into context, it involves the sites to the north of Oxhill Road and west of Sandpits Road - sites 2 and 3 on our Neighbourhood Plan and part of Site C in Stratford's draft Site Allocation Plan. Our NDP allocates the two sites for approximately 15 houses (and identifies that affordable homes could be built on these sites), the draft Site Allocations Plan identifies Site C for up to 21 homes at a density of 35 houses per hectare.

Tysoe has an identified need for at least 27 affordable homes. This comes from the Housing Needs Survey in late 2016 and from examination of the District Council's housing waiting list.

Cameron Homes introduced themselves - Steven Birchley (SB) Regional Technical Manager, Freddy Stephens (FS), and Nathan McLoughlin (NMc) from McLoughlin Planning. SB stated that this was an opportunity to hear the views of the residents. Cameron Homes would be sending out a leaflet where residents would be able to give their comments. SB showed an initial draft layout plan but stated that this was not set in stone and feedback was welcomed.

Cllr Roache asked about other developments in the area. FS stated that Cameron homes were a privately run company based in Cannock. Cameron Homes currently had developments in Long Marston and Tredington. Cameron Homes like to build to a good specification. They had a site in Blockley which was all natural stone and was quite similar to what they were thinking of for Tysoe.

Questions from members of the public:

**Will the small homes be for rent or sale? We do not want these snapped up for second homes.** The way that it works it will be operated by an affordable homes provider. Looking at social rent and affordable there will be 31 altogether.

**Can you make available what has been built at Blockley?**

Yes, on the website there will be images available.

**Is the commitment to social housing likely to end up as the actual number?**

This is set by SDC.

NMc stated that he used to work for Cotswold District Council as a Planning officer and knew how sensitive materials used could be. He stated that as far as affordable housing was concerned, in order for planning permission to be granted there would be a legal agreement to set the number of affordable units.

**What is the commitment to affordable housing?**

If the application goes in for 31 units then 11 affordable units will be provided.

Cllr Roache said that we had an example where there was a legal agreement, but an arrangement was made to make a financial contribution rather than actually build affordable homes.

Cllr Rivers-Fletcher stated that the PC had concerns about SDC as things had not always been done as agreed.

**How many public consultations with there be?**

The leaflet will go out and that will give people the opportunity to comment. There will also be a second bite of the cherry when the full application goes in.

**How long have the PC been aware of this?**

Cllr Roache advised that he received an email from Cameron Homes on Wednesday 25<sup>th</sup> September at 7.00pm informing him that they intended to distribute a leaflet on Monday 30<sup>th</sup> September to all residents.

**Will you put in a planning application before we get out Neighbourhood plan in place? This stated that it was a suitable site for 13 homes.**

Looking to make an application towards the end of the year.

Cllr Roache thought it unlikely that the NDP would be made before the end of the year.

**Cllr Littlewood talked about 35% of the gross number being affordable but what is the split between shared equity and rented?**

Percentage would be 75% rented 25% shared equity.

**SDC are proposing sites across the district and they had identified this site for 21 dwellings and so if that were a figure that was preferred by the village would Cameron Homes accept that?**

We are proposing a higher number than the SDC and the NDP.

It's a negotiation with the local residents and the local authority. The traffic model will also dictate what kind of numbers this site can take but we believe it can accommodate 31.

**Do you believe that people responding to a leaflet is an adequate consultation?**

Cllr Millward asked for a commitment to a proper consultation at the weekend when the plans could be placed on boards and people would have the opportunity to look properly at the plans and speak to the developers on a one to one basis? Cameron Homes **agreed** to give their commitment to do this.

**Will you leave the plans with us?**

Yes, we will leave the plans.

**The land that comes down to the village war memorial with the pond on who would own that site?**

We would either handover this over to a management company or to the Parish Council.

**In order to create the footpath, you are going to have to bash a hole through the wall. This is very sensitive area and you need to be aware of that.**

**Will you make a commitment that this will remain a green site?**

We will use a Conservation consultant and we would like to retain that green space. As far as making a commitment I would not like to say at this point.

**What is the pond?**

A balance pond for the site.

**Where is the overflow going to go?**

Towards the ditch. All the flood modelling will be undertaken.

**Who are the management company running it on behalf of?**

The residents.

**Cllr Rivers-Fletcher stated that within the NDP there was a certain determination to build all the properties out of Hornton Stone. Will you be doing this?**

I cannot give a commitment to that at this stage. I cannot commit to them all being built from stone.

**Cllr Tongue said because of concerns over S106 payments would the present landowner be prepared to commit to the open space?**

The developer asked if the PC would adopt this land and be prepared to take it on?

**There are five barn conversions close to the development would you consider doing a design that makes the dwellings similar to the existing barn conversions?**

The proposal is for four private bungalows and 2 affordable in the present proposals. Quite a high number and not something that we like to do.

**Would you also provide sample boards against the actual property designs?**

Generally, in the past we haven't but it is certainly not a bad idea.

**Cllr Tongue said that he felt Cameron Homes were wriggling a bit when it came to all stone developments.**

I would love to see it all built of stone, but I cannot commit to this.

**How many garages with each property?**

Larger dwellings will have a garage. As far as the traffic we are having a traffic survey done at the minute. All houses will have some off-road parking. Again, it is a policy of SDC that there has to be sufficient parking for each house. There will also be EV charging points.

**Any plans for alternative energy?**

Guided by the policy. The fabric of the house will be low energy. LPG for the heating.

**Concerned that the entrance is very close to Heritage Field?**

Our transport consultant will look at this and ensure that it is safe to turn in and out.

DC Feildng: The letter you received from Andrea Willets states that they didn't like this site as it is outside the village and beyond the boundary. It is a reserve site but only if the housing numbers are not met. One of the things that I must insist upon is that a construction management plan is put in place before building commences. I'm very concerned about sensitive sites and the materials and insist that these are shown on site so that people can see.

**The barn that is there will it be taken down?**

Yes, it will be removed.

Cllr Roache brought the meeting to a close by stating that the agreed next steps would be a leaflet distributed to every household and once Cameron Homes had digested the comments, they would arrange a public consultation.

- 179/19 DATE OF THE NEXT MEETING**
- Monday 7<sup>th</sup> October 2019 at 7pm

- 180/19 CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS**  
The meeting was closed at 8.00pm

**SIGNED**

**DATE 7 OCTOBER 2019**