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| **Meeting Type:** | Extra Ordinary |
| **Date & Time:** | 22 February 2021 at 19.15hours |
| **Location:** | Zoom multi-user video software |
| **Councillors Present:** | David Roache (Vice-Chairman), Jane Millward, Alison Cross, Malcolm Littlewood, John Tongue, James Bardey. |
| **Councillors Not in Attendance:** | Jacqui Sinclair (Chairman), |
| **In Attendance:** | DC John Feilding; Beverley Thorpe (Parish Clerk) |
| **Members of the Public (MOP)** | 50 |

**163. WELCOME and APOLOGIES**

Cllr Roache welcomed Karen Tait (Cameron Homes), David Onions (Pegasus Group), members of the public and Councillors. Apologies were received form Cllr Sinclair.

**164. DECLARATION OF INTERESTS**

None reported.

**165. CONFIRMATION OF MINUTES**

NIL

**166. 20/03645/FUL Greyfell, Sugarswell Lane, Edgehill OX15 6HP.** Cllr Tongue proposed No Representation but suggested that the planners include conditions on materials, landscaping, and light pollution.

**Proposed** Cllr Millward **Seconded** Cllr Tongue **All in Favour**

**167 20/03658/FUL Land Off Sandpits Road Tysoe.**

**i. Update from Affordable Homes Committee**

Affordable Homes Committee Chairman, David Roache, reported that the views of the Affordable Homes Committee have been included in the Planning Report produced by the Planning Working Group.

**ii. Presentation of 20/03658/FUL planning application by Cameron Homes**   
David Onions, Pegasus Group, on behalf of Cameron Homes, presented plans for the development of 31 homes off Sandpits Road.

Karen Tait added that they have been working in partnership with landowners Henry and Lucy Jervis and the Neighbourhood Development Plan Committee. The development of 20 private homes will cross subsidise the development of 11 Affordable Homes.

**iii. Written questions received from MOPs in advance of the meeting not already answered in the meeting.**

Cllr Roache said that the written questions received in advance of the meeting from MOPs had been circulated. Outstanding questions that had not been covered in by Cameron Homes related to density of the houses on the site, the grouping of the private and affordable homes, ground contamination and sustainable energy provision.

**iv. Questions from Councillors**

Cllr Roache invited Cllrs to raise questions or comments about the application in turn.

a) Cllr Littlewood reported that the land in question is boggy and wet. It acts as a reservoir for water running off surrounding farmland, limiting, and reducing the speed of flow to the sewage system. Drainage into a SUDS will alter the dynamic and the main sewer in Main Street may not be able to cope. Cllr Littlewood also raised concerns over the ecological impact at the western end of the site.

b) Cllr Millward commented on the possible traffic issues caused by the site and questioned why there had not been a traffic survey conducted on Sandpits Road.

c) Cllr Cross was interested in the affordable homes and the three possible Housing Trusts mentioned. She was interested in the selection process.

d) Cllr Tongue had no great objection to the proposals. Cameron Homes will have to address the sustainable energy used for the site. It should be air source pumps. At this stage Cllr Tongue would not offer any objection.

e) Cllr Bardey reviewed the tree survey and the landscape proposals in the application. There are several trees adjacent to Sandpits Road to the west of the ditch outside the red line boundary. He queried who would have long term management responsibility for these trees.

f) Cllr Roache commented that the proposed development currently sits outside the Built-Up Area Boundary (BUAB) recognised by Stratford District Council. When the Neighbourhood Development Plan is adopted the site will fall within the BUAB. The application relies on the plan being adopted but fails to recognise many of the policies within it.

Cllr Roache went on to mention that in October 2019, the Parish Council sent Cameron Homes a list of considerations Members would expect to see in any application. The application has failed to recognise many of these considerations.

Cameron Homes were invited to respond.

g) David Onions, Pegasus Group, mentioned density of 19 dwellings per hectare. He clarified that this calculation included the green amenity land. He considers this a low-density development. The grouping of the houses into private and affordable has been driven by management arrangements; providers generally want affordable homes in one location to cut down costs. Ground contamination has been identified but it is relatively minor. Mr Onions said that the traffic consultants could be asked to report on the direction traffic is predicted to take when leaving the development and the transport statement updated. Tree management will be checked but Mr Onions said that trees that fall outside of the red line boundary would fall outside of their management regime.

Cllr Roache asked for a response on the points raised by Cllr Littlewood relating to flooding and run off risk from the site. Kate Tait answered. Flood risk assessment and plans must be approved by the flood risk authority and Severn Trent. If it is not acceptable the planning application will not be approved.

Cllr Roache also asked how Cameron Homes would select an affordable homes management company. Ms Tait said several companies were currently interested but this may change once planning consent has been given and funding is agreed. Orbit are not one of the companies interested.

**v. Public Forum for Members of the Public (MOP)**

**MOP1** Has consideration been given for pedestrian access from the centre of the site to the post office? Cllr Roache answered that the pedestrian access would be through the stone wall to the village green (war memorial).

**MOP2** Will the 11 affordable homes always be categorised as affordable homes? Cllr Roache answered that affordable homes would be managed as affordable homes in perpetuity. The Parish Council would have a hierarchy of eligibility for letting the homes for example, those people living in or linked to the village.

Has consideration been given to making Sandpits Road one way? Cllr Roache answered this decision lies with the Highways authority.

Would the Affordable Homes be noticeably different in look to the private homes? Cllr Roache answered that the properties would be ‘tenure blind’ and that there would be no visible difference.

**MOP3** The Parish Council have previously turned down a request to make Sandpits Road one way as it would ‘urbanise the village’. Wouldn’t the Council agree that this scheme does exactly that?

Cllr Tongue said that making Sandpits Road into a one-way road would mean that there was less need for kerbs and a second pathway. He did not think that density of the housing meant that it was ‘urbanising’ the village. Other villages have terraced housing which is high density which can look quite pleasing.

**MOP4** Has a planning officer from SDC been to see the site? David Onions replied that a planner visited the site in early 2020 and will be required to do so now to be able to respond to the planning application. MOP asked for an explanation of the red lines on page 35 of the Design and Access Statement. Mr Onions said that he would respond directly on this point if the MOP contacted him outside of the meeting. MOP also asked whether the Landscape design company used an industry standard approach in their tree assessment report? Is this standard published for the public? David Onions confirmed that there is a standardised approach but did not know where it is published.

**MOP5** Perceptions of the traffic in Sandpits Road is somewhat delusional. It does not work now; it cannot cope with another 62 cars.

**MOP6** stated that none of the surface water from the site currently enters the public sewage system. It all stays on the site. MOP6 went on to highlight a public health. He referred to the Cameron Homes Site Assessment page 15.8.2. and the elevated background concentration of arsenic. Page 27 12.3 of the report stated that the presence of arsenic is considered to pose a potential risk to human health. The document also refers to two areas where the soil will need to be removed and replaced (to remove contamination). Newts will be moved from pond 3 to the new pond at the north of the site. He does not think that movement of the newts into a filtered pond containing possible arsenic is a sensible approach.

Ms Tate said that all the work they will do will be subject to regulatory controls.

**MOP6** said that his house did not initially receive a NHBC certificate because of the arsenic.

Ms Tait said that this would not be possible with the Sandpits Road development. Cameron Homes would work with NHBC throughout the build.

**MOP 7** agreed with the concerns over the drainage from the site and the capability of the proposed SUDS. The MOP also enquired about the long-term management of the public space.

Ms Tait said that the open space would be offered to the Parish Council though the s106 agreement.

**MOP 8** commented on the disposal of the spoil from Home Barns development including the disposal of the spoil including asbestos in the ridge and furrow of the fields at that time. The MOP suggested that Cameron Homes do more extensive analysis of the land. MOP went on to comment that the cluster of affordable homes is not an integrated approach. It seems to be two developments, with the affordable homes being in isolation, which is not appropriate.

**MOP9** asked Cameron Homes whether all the houses would have rainwater harvesting and solar panelling or sustainable energy (including the affordable homes).

Karen Tait said that rainwater harvesting will be a requirement for all the homes. They are standard for all homes now. It was not included in the application because it is not part of the planning requirements. Cameron Homes are currently specifying LPG tanks, the second-best sustainable source aside from mains gas connections. Building regulations at the time of build will inform the choice of heat source at the time.

David Roache invited DC John Feilding to comment.

Cllr Feilding said that many of the questions asked are the forefront of the District Councils policy regarding permission to develop. He said that the development must have a proper construction management plan in place before they start the development. Cllr Feilding also said the requirements of s106 agreement will govern who the affordable houses can be made available too i.e., degree of relationship to people in the village, jobs in the area etc.

Cllr Feilding referred the Parish Council to Grenville Moore in Oxhill who can advise on the newts.

**vi. Proposal for response to planning application 20/03658/FUL from planning working group.**

Cllr Littlewood proposed that the Parish Council object to the planning applications with specific reasons listed for the objection.

**Proposed** Cllr Littlewood **Seconded** Cllr Millward **All in Favour** (1 abstain)

Cllr Roache thanked those who had contributed to the planning report.

**168. DATE OF NEXT MEETING**

i) Parish Assembly 25 February 2021 Zoom

ii) Ordinary Meeting 8 March 2021 Zoom

**169. CLOSURE OF THE MEETING TO THE PUBLIC AND PRESS**

Cllr Roache proposed to close the meeting at 20:50.

**Proposed** Cllr Roache **Seconded** Cllr Bardey **All in Favour**