

Over Parish Council

Minutes of a Planning Meeting of Over Parish Council held on 1st August 2017

PRESENT

Chair: Mr G Fenn

Councillors : Mr G Twiss, Mr B Burling, Mr J Lewis, Mrs P Scrivener, Mr R Robinson, Mr S Couper and Mr B Sutton.

Clerk : Mrs L Poulter

In attendance

Parishioners : Three members of the public were in attendance

County Councillor: None

District Councillors: Cllr Burling

Item

1 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies received from Mr T Sutton. Mrs Davies and Mr Friend were not in attendance.

2 TO RECEIVE DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

None received

3 PUBLIC PARTICIPATION

Mr Proctor and Mr Miller were in attendance and the Chairman invited them to address the meeting. Mr Proctor gave a brief overview of the updated layout in relation to the application at Longstanton Road, noting that 40% housing is to be affordable, the visibility splays have now all been agreed and it is intended that the screening to the edges of the site will be designed to maintain visual screening and strategic planting will be undertaken to ensure this. Mr Proctor noted that although the site is outside the village framework, in the light of the current housing shortage and given the planned sustainability of the site this is unlikely to pose any issues. The affordable housing is to be taken on by a housing association. The issue of maintenance of the internal facilities on the site such as open space and streetlighting along with the maintenance of the ditches surrounding the site will be taken on by a management company and this will be funded by a levy on all householders within the site. It was noted that the site is policy compliant as far as the planning department are concerned and although the recommendation is for affordable housing to be "pepper-potted" around a site in this case it was felt this was not necessary. Mr Proctor asked if Councillors could consider a possible list of S106 requirements so these could be built into the negotiations at an early stage. It was agreed we would make this an agenda item for our September meeting.

All

4 TO SIGN AND APPROVE MINUTES OF MEETING HELD ON 11TH JULY 2017

Duly signed, Mr Burling had a list of S106 payments from the District Council and we will check these against our records. He had also sent off the application for the Community Chest grant and the Clerk had forwarded the accounts to 31st March 2017 in support of this.

LJP

5 PLANNING

S/2383/17/FL-Erection of 26 dwellings including 10 affordable units together with ancillary access and landscaping on land adj to Longstanton Road. Mr Twiss raised concerns over the statement that some dwellings had been described as three storey as he felt this was inappropriate in such a rural setting. The Chairman invited Mr Proctor to address this issue and he informed Councillors that in fact the tallest dwellings were 2.5 storey and these had been situated to the rear of the site to ensure they were not intrusive. Letters had been received from residents and these were read to Councillors. It was felt that we should perhaps request that the affordable housing be offered to local people. Following further discussions surrounding the practicalities of how the site may be administered in the future Mr Lewis proposed "no objections" seconded by Mr Robinson, 6 for, Mr Twiss and Mr Burling abstaining from the vote.

Other matters of interest relating to planning

Land adjacent to the Recreation Ground-At this stage both Mr Fenn and Mr Robinson declared an interest and retired from the meeting. Mr Twiss took over the role of Chair for this part of the meeting. Mr Burling reported that he had passed on our comments from the last meeting in relation to the proposed development of the Ginn Trustees land adj to the Recreation Ground. He had also met with representatives from the Community Centre and sought their views in relation to this and he had passed these views on to the S106 officer. Mr Couper was concerned this informal list of ideas had not been agreed by the Council and as such the Council could not endorse them. It was agreed we make this clear to all parties.

LJP

We have received notification that there is to be an open exhibition which has been organised by Kodiak Homes who are looking to develop land off Station Road/New Road however they had not entered into any pre-application discussions with either the planning officers or the Parish Council. Concern was expressed over this and it was felt the whole issue of development in this area should be discussed at our next full meeting.

Next meeting dates: Full Council – Tuesday 12th September

The meeting closed at 7.25pm
Chairman