

Defford and Besford Parish Council

Minutes of the Extraordinary Parish Council meeting

Of Tuesday 4th November 2014
At Defford Village Hall

Present: Cllrs Robert Bemand (Chair) Ron Davis, Sonja Lee, Ian Spiers, Patricia Steele, Hazel Wakefield and Clive Woods.

Absent: Cllr David Robinson.

Also present: Linda Blake, Clerk; 45 members of the public.

1. Apologies

No Apologies had been received.

2. Declarations of Interest

Cllr Davis informed the meeting that as a Wychavon District Councillor he would be abstaining from all voting.

Cllr Spiers declared an interest in Agenda Item 3 and stated that he would not vote on this item.

3. To fully discuss Planning Application W/14/02020/OU – Land Adjacent, Hillside, Upper Street, Defford 'Outline Planning Application for a Residential Development comprising 41 dwellings, including 16 affordable dwellings, with associated new access and car parking, and on-site Biodiversity and suDS Area.'

Some Councillors stated that Defford does need more houses and therefore more residents to secure sustainability of services such as bus services and the school, but overall it was felt that the scale of development proposed was too great and would negatively impact the village.

Council **AGREED** that they would respond to the planning consultation and object to the planning application as follows;

Defford and Besford Parish Council would like to register their objection to this planning application for the following reasons;

1) The scale of the development is too great for the site proposed. The density and overall visual impact of the development is not in keeping with the remainder of the village.

2) The transport infrastructure of the area is unsuitable and the Parish Council have concerns about Highways access and road safety.

3) The site proposes a scale of development well in excess of the housing allocation set out in the emerging South Worcestershire Development Plan.

4) Wychavon District Council are able to demonstrate a robust 5 year land supply position and therefore there is no urgent need to secure additional housing.

5) The proposed site is outside of the village boundaries and therefore is outside of Planning Policy GD 1.

4. To fully discuss Planning Application W/14/01881/OU – Land Surrounding and including 1 and 2, Avon Bank, Upton Road, Defford 'Outline application for the creation of a residential development comprising of 63 units.'

Defford and Besford Parish Council would like to register their objection to this planning application for the following reasons;

- 1) The scale of the development is too great for the site proposed. The density and overall visual impact of the development is not in keeping with the remainder of the village.
- 2) The transport infrastructure of the area is unsuitable and the Parish Council have concerns about Highways access and road safety.
- 3) The site proposes a scale of development well in excess of the housing allocation set out in the emerging South Worcestershire Development Plan.
- 4) Wychavon District Council are able to demonstrate a robust 5 year land supply position and therefore there is no urgent need to secure additional housing.
- 5) The proposed site is outside of the village boundaries and therefore is outside of Planning Policy GD 1.

Defford and Besford Parish Council would therefore urge the Planning Committee to reject this application.

5. Consideration of Planning Compliance Issues – Application W/14/00713

Council discussed the current method for dealing with the circulation of planning applications and after the discovery of an emailing problem earlier in the year, Council **AGREED** that Planning Committee members would respond to the Clerk on all Planning Applications to either register a comment or simply to state that they had no comment to make.

Following concerns received by a number of local residents, Council **AGREED** that the Parish Clerk should write to Wychavon Planning Department to ask for a review into whether the new workshop at The Old Bakehouse, Harpley Road, Defford is complying with the conditions agreed as part of the planning application with particular reference to its height and overall size.

6. To confirm date of the next meeting

The date of the next Council meeting will be Tuesday 25th November 2014

The meeting was closed at 10:05pm.

Public Questions / Comments

Members of the public present asked questions and made comments regarding items 3 and 4 on the agenda;

- i. Concerns were raised about the number of new houses being proposed for the village within current planning applications and the effect this could have on the growth of the village.
- ii. The impact of development on flooding in the village was raised.

- iii. Members of the public present expressed concerns about the two proposed developments on the following grounds;
- Increase in traffic
 - Pressure on Infrastructure
 - Unsuitable density of Housing
 - Impact on the Sewerage System
- iv. Some parishioners felt that a smaller development would be sustainable, but that potential developments of 41 and 63 dwellings were not sustainable and would negatively impact on the village of Defford.
- v. Concerns were raised both about the capacity of the Primary School and about access to the School from Hill View.
- vi. Residents questioned how the Parish Council wanted the village to look and said there needed to be an overview of what all of the potential developments could mean for the character of Defford. Residents asked the Parish Council to oppose both proposed developments on the agenda.
- vii. The importance of individual and specific objections to each development was stated. Letters should also be written to the local MP.
- viii. Comments were made that with an increasing population, new homes were required and that smaller development is acceptable within Defford but that residents are asked large scale developments.
- ix. Parishioners felt that Defford should not become a suburb of Pershore or Worcester and that smaller scale development would help Defford to retain its current character.