

**MINUTES OF THE PLANNING COMMITTEE MEETING OF**

**RUSHWICK PARISH COUNCIL HELD ON WEDNESDAY 27<sup>th</sup> MAY 2015**

**AT 7.00 PM AT THE VILLAGE HALL**

**PRESENT:** - Cllr Deakin (Chairman), Cllr Parker, Cllr Elcock, Cllr Bennett, Cllr Wigglesworth, Cllr Haywood and Cllr Rowley

**IN ATTENDANCE:** - 41 Members of the Public

1. Apologies: Cllr Williams (Personal) – accepted.
2. Declarations of interest in items on the agenda
  - (a) Declaration of any Disclosable Pecuniary Interests - None
  - (b) Declaration of any Disclosable other – None

Please note Cllr Deakin had completed a dispensation as Treasurer of The Village Hall Committee to allow him both to participate and vote on the planning application 15/00504/OUT

The meeting was adjourned for Public Question Time, notes of which are appended to these minutes
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3. The following planning application was discussed:-  
Application No: 15/00504/OUT  
Proposal: Outline application, with all matters except for access reserved, for a residential development of up to 41 dwellings of which 40% are to be affordable dwellings, with associated new access and car parking, on site bio diversity and SUDS area, and an extension to the existing Village Hall site.  
Location: Land off Bransford Road (west of Village Hall) Rushwick

**Comments:**

Rushwick Parish Council objects to this planning application on the grounds that;

- (1) The site is not a preferred options site in MHDC SWDP.
- (2) Site is outside defined settlement area of Rushwick as identified by MHDC
- (3) As use of this green field area for housing development will;
  - a. Create loss of green field site within village area, in opposition to Parishioner wishes as identified in Parish Plan of 2003
  - b. Use high quality, grade 2 agricultural land
  - c. Destroy historic green gap between Rushwick and Broadmore Green
  - d. Destroy important wildlife habitat – this needs to be tested by production of a wildlife report for the site.
  - e. Create coalescence of boundaries between Rushwick and Broadmore Green, contrary to MHDC own defined settlement boundaries.
  - f. Remove the historic Settlement Boundaries of Rushwick and Broadmore Green
  - g. Parishioners of Rushwick feel that development of this green field site will;
    - (i) damage ‘village identity’
    - (ii) be a pivotal move that will allow development of adjacent green fields.
- (4) The development needs a better mix of housing. Evidence developed by RPC identifies that Parishioners want a greater mix of housing available on the open market;
  - a. 1 or 2 bed starter homes

- b. 2 or 3 bed bungalows

To enable young people from Rushwick, or those who wish to return to Rushwick, affordable starter homes. Allow older people in larger homes to down size and stay within Rushwick, where their social and support networks are well established.

- c. Visitor parking sites need to be identified and created, within the development.

(5) The Site does flood creating risk to homes on site and homes adjacent to the site as;

(6) Proposed residential development makes site 'More Vulnerable' (to flooding)

(7) Proposed residential development makes existing housing within Broadmore Green Settlement 'More Vulnerable' (to flooding)

(8) Proposed residential development makes Woodbine site 'More Vulnerable' (to flooding)

(9) Problems exist with water course going through Broadmore Green and culverts at Summer Hollow and under the Bransford Road.

- a. An examination of these culverts must be made to ensure they are fit for purpose

Especially as;

- b. The Developer plans to use drain running under Hunters Lodge property, which discharges into the water course going through Broadmore Green and culvert under the Bransford Road.

- Serious life threatening flooding was experienced by parishioners at their properties in Broadmore Green, adjacent to this site in 2007.
- Rushwick Parish Council (RPC) require MHDC Planning and Enforcement Officers to ensure that all measures to protect against such flooding occurring again are enacted.

Prior to any planning consent being granted Hydraulic Modelling is completed at the site to identify;

- (i) water run off volumes
- (ii) rate at which water can safely be discharged into drain under Hunters Lodge
- (iii) that any system used down stream of drain to carry said water away can cope
- (iv) culverts are fit for purpose
- (v) how local land owners are informed of their duties under riparian rights to maintain their section of the brook running through Broadmore Green

RPC would strongly recommend that reference is made to flooding report produced by residents of Hunters Lodge and Corbiere and MHDC plan associated with it, as evidence to this point.

Rushwick Parish Council (RPC) has further serious concerns relating to this development;

- (1) Poor site for vehicle ingress and egress with Bransford Road C2298
  - b. Visibility splay appears inadequate on plans/drawing offered,
  - c. Visibility – the site has severely restricted visibility,
  - d. Access road joins C2298 at a point where other road users are often travelling in excess of 30mph (anecdotally) this needs to be tested.
  - e. Slope on site access road will cause hazard in poor weather conditions.
- (2) Increase in vehicular movements will only increase risks for pedestrians and other road users in the area
  - a. There is no provision for pedestrian footway related to the site, which is required.

A housing development on this site will increase pressure for school places in the area at all levels, this needs to be identified and addressed.

Given the level of house building in Rushwick in recent past, currently and in the future it has to be noted that village has no post office, shop or employment opportunities. Without these locally access to such infrastructure and amenities creates more and more car journeys as village is poorly served by public transport.

Meeting closed at 8.15pm

Signed..... Chairman.....Date

Standing Orders were adjourned for Public Question Time

**PUBLIC QUESTION TIME**

**Abigail Tilling**

Highlighted on the MHDC website 107 people had already objected to this application.  
The strength of feeling within the village is that it conflicts with the current plan.  
Adverse effect to the community as a whole.  
Concerns with increased traffic and speed.

**John Scott**

Concerns with water run-off, drainage issues and flooding and also protecting the identity of Broadmore Green.  
Requested can we reinforce 13 week timescale?

**Paul Stobbs**

Concerns with loss of countryside and the impact on the environment. Loss of high quality agricultural land.  
The development would destroy the historic boundary. Risk of coalescence.  
Feeling the land will cause damage to natural habitat and wildlife of the village.  
Concerns the development area is outside the settlement boundary and not within the SWDP.  
Concerns as resident of the village will open flood gates for further developments for infill.

**Kay Poole**

Concerns with education within MHDC catchment area were raised.

**Annetta Rodway**

Raised concerns with Gift of Land.  
Who would be liable for Open Spaces? Raised concerns with disability access.

**Mark Richards**

Concerns from a Highway perspective, number of car movements, 2M incline could be hazardous and issues with visibility.

**Frank Jolley**

Highways recommend deferment if you look on MHDC website.

**Chris Malvey**

Would like to see the village sustained as a village.  
Feels the village would mushroom and grow into a suburb - lost identity..

Standing Orders were reimposed