

**Pebworth Parish Council**

DRAFT Minutes of an extraordinary Meeting of the Parish Council  
Held at the Pebworth Village Hall on Friday 10<sup>th</sup> February 2012.

**Present:** Cllrs. John Hyde (Chairman), Pam Veal, Albert Jeffrey, June Haycock, Simon Shiers, David Cranage and David Lees

In attendance – John Stedman (Clerk), Cllr. Alistair Adams, forty members of the public and Mr Alan Smith the Architect for the Bank Farm development.

**205. Apologies for absence were accepted from: none**

**206. Register of Interests:**

- a. Members were reminded of the need to keep their register of interests updated
- b. Declarations of Members Personal or Prejudicial Interest in Items on the Agenda.

**Personal** None declared

**Personal and Prejudicial** Cllr Simon Shiers; Bank Farm planning application as a neighbour to the application site.

**207. Developers Presentation:** The Chairman invited Mr Alan Smith to outline his proposals to develop the Bank Farm site. Mr. Smith said his consultation meeting with WDC planning officers was positive for the development but no indication was given as to the recommended quantity of houses to be built in Pebworth. The Planning officers commented on the proposed access road to the site and confirmed only six dwelling could be accommodated on the site, Mr. Smith also considered the agricultural use of the site could potentially generate as much traffic as the proposed six dwellings. The development is designed on a Victorian style courtyard to retain the character of the area. One of the dwellings would be for Mrs Redfern as she wished to move from her existing farm house which has agricultural occupancy conditions applied. No affordable houses were included in the proposals as the application falls outside the criteria for inclusion of affordable homes but the mix of four, three and two bed houses would give an affordable opportunity

**208. Chairman thanked Mr Smith for his presentation and moved:**

The meeting is now adjourned for Open Forum

**Open Forum –**

The Chairman invited questions and comments from the public gallery. Mr. Smith answered many questions and received comments from Councillors and members of the public which are summarised below: -

Concerns were expressed over the considerations given to the policies and recommendations in the South Worcestershire Development Plan (SWDP) as in some areas conflict with the existing Local Development Framework (LDF) was identified, as the proposed site lies outside of the village development boundary as indicated in the LDF but is a considered site in the SWDP proposals.

The LDF five year land bank for housing supply was questioned and Mr. Smith said this was not currently up to date as the land bank was lost with the abandonment of the Regional Spatial Strategy which has left a void in planning policy. Cllr Alistair Adams confirmed that the current land in Wychavon with planning permission granted but not developed would be equivalent to the five year land bank allocation.

Strong points were made regarding the timing of the application as the SWDP is still under consultation and the LDF is the current approved policy therefore, the Bank Farm application should be refused on LDF policy grounds otherwise a precedence could be set for other Greenfield development applications. Other responders were concerned the application could be Trojan horse with further development being put forward on the neighbouring land.

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Several comments were made with regard to traffic intensification both on the access road and the highway junction, also increased traffic noise in the peaceful locality was cause for concern and Mr Smith confirmed the road surfacing to mitigate noise nuisance would be a consideration at the detailed planning stage.

A comment fully supporting the application was made as it was felt the design and housing intensity was in keeping with the character of the site and would look better than the existing agricultural buildings.

A question was asked whether a referendum on planning applications should be carried out as indicated in the Localism Act. The Chairman confirmed this was not the case as the act referred to Neighbourhood Plans and not planning applications.

**209. Chairman Moved:** The adjournment was closed at 7.50

Cllr. Simon Shiers having declared a personal and prejudicial interest in the next item left the meeting.

**210. Planning – New Applications for consideration.**

**a. W/11/00019/OU Mr Redfern- Bank Farm; Demolish farm buildings and construct 6 dwellings.**

The Chairman invited each member to give their views on the application and the following points were debated: -

The potential SWDP housing allocation for the village from 2006 to 2030 is very high and with the Transport yard already allocated for 10 new houses this proposal would be overwhelming in the short term, therefore we should wait for the SWDP to become policy before further applications are granted.

The proposed design is satisfactory for the setting but to add a further six dwellings to the current housing stock which is too many in terms of the historical growth in the village. As the site lies outside of the village development boundary and all other development applications for this site have been refused this application should accord with the same policy and be refused.

The Parish Council's questionnaire results regarding the SWDP proposed development sites indicated that New Road and Broad Marston Road sites were the most preferred sites with Bank Farm being the least preferred site receiving only 18% support. The results also indicated an acceptable village growth rate of 20 to 25 houses up to 2030. Because of the Transport yard grant for 10 houses the Bank Farm proposal would be exacerbating the acceptable village growth rate for the remaining 18 years of the SWDP plan.

The Parish Council's response to the SWDP consultation cited the problem of upstream storm water causing potential flood problems in the lower areas of the village and this development might well cause a flooding problem.

The local need for affordable housing was considered, and as this proposal does not offer any such houses it would add to the housing stock without addressing the affordable housing need.

Following the debate, voting on the proposal concluded as:

Five against and none in favour of supporting the application with one abstention.

It was further agreed that the following comments will be made in the Council's response to the planning application consultation.

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The Parish Council objects to the application for the following reasons: -

The application site lies outside the defined settlement boundary for Pebworth and represents open countryside development. The proposed development of the site would be contrary to policy GD.1 of the Wychavon District Local Plan 2006, which seeks to direct most new developments to sites in main urban areas and defined settlements.

Whilst noting the applicant's willingness to enter into a legal section 106 agreement and that the application falls outside of the affordable housing criteria, no offers are in place to ensure that any of the proposed units would be provided on an affordable basis to meet the confirmed needs of Pebworth as indicated in the July 2011 housing needs survey carried out by Community First.

The proposed dwellings would be located within a working agricultural holding adjacent to the designated Conservation Area and it is considered that the design bears no relation to the traditional street scene and building line of Front Street. Therefore, the proposed dwellings fail to recognise and respond to the setting of Pebworth and thus fail to integrate within the surrounding area.

The Parish Council's questionnaire results in respect of the SWDP proposed development sites indicated that New Road and Broad Marston Road sites were the most preferred sites with Bank Farm being the least preferred site receiving only 18% support. The results also indicated an acceptable village growth rate of 20 to 25 houses up to 2030. The Bank Farm proposal would exacerbate the acceptable village growth rate for the remaining 18 years of the SWDP plan because of the already granted 10 dwellings on the Albert Jeffrey Transport yard and the potential of building more social housing as demonstrated in the local housing need survey. Therefore, the proposal fails to meet the preferred options of the parishioners of Pebworth and the Parish Council's submission to SWDP.

In consideration of the emerging SWDP policies for category three villages this application fails to support local opinion and confirmed housing need.

For the above reason the Parish Council objects to the application

**211. Next Meeting:**

It was confirmed the next Ordinary Meeting is scheduled for the 5<sup>th</sup> March at 7.00 pm

**212.** There being no further business the Chairman closed the meeting at 8.05pm

Chairman .....

Date .....