

Pebworth Parish Council

Minutes of an extraordinary Meeting of the Parish Council
Held at the Pebworth Village Hall on Friday 22th February 2013.

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

In attendance – John Stedman (Clerk), Cllr. Alistair Adams, thirty eight members of the public and two representatives from Carla Homes.

244. Apologies for absence were accepted from: David Lees

245. Register of Interests:

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

Disclosable Pecuniary Interests Cllr Albert Jeffrey – Planning Carla Homes sites

Other Disclosable Interests None

246. Public Forum: Outline planning application of 380 Homes on land adjoining the Simms Metal site in Pebworth:

The application plans and associated documents were tabled for public inspection and 45 minutes were allowed for this examination. The Chairman then invited comments from the public which are summarised below.

- a. The local road network is not suitable for such a large development
- b. There is no provision for school, shops or medical centre
- c. Site water runoff will cause more local flooding
- d. Concerns of foul water disposal
- e. This application is the eco town by stealth
- f. The site is not in the SWDP and should be resisted at all costs
- g. Simms Metal processing will have a major impact on the site's environment
- h. The site will be a commuter village overloading local roads at peak times
- i. There is a need for more one bedroom dwellings and this application could fill the need
- j. The site will create a two centre village centre

Cllr Alistair Adams said that many developers across the country were being opportunistic and using the current vacuum in the planning system, before the SWDP becomes planning policy. Even if they these developers get their planning applications rejected by the planning authorities, they are going straight to appeal. In Honeybourne & Pebworth we have had 3 appeals in the last year – 2 have been won by the developers. He stated that if the local residents did not want this development, it was essential that they lodge their objections by commenting on the WDC website or writing letters, displaying posters. If there is a groundswell of opinion against this development of 380 homes, then any Planning Inspector at appeal has to listen”

It was also noted that the neighbouring parishes of Mickleton, Quinton and Long Marston would be offering objection and it hoped that SDC would also object to the application. Cllr Simon Shiers asked for a show of hands for those in favour of the application and three members of the public voted accordingly.

The Chairman ended the public debate and convened the formal Parish Council meeting at 7.45.

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247. Planning – Application for consideration.

- a. W/13/0132/OU Land adjacent to Simms Metal Long Marston, Pebworth – Outline application for mixed use development comprising of 380 dwelling, 5000 m employment floor space class B2 , 400m of community buildings class D2 and public open space with associated landscaping and infrastructure.

The Clerk was asked to summarise the public comments and the chairman asked for an opinion on the application with five members agreeing to object in the strongest terms and one member abstaining. Several reasons for objection were put forward and the Council agreed they would be bases for the council’s comments. The Clerk was asked to draft the full Parish Council’s comments based on the following points and public comments: -

Large-scale residential and employment development of this site does not meet any local need.

It is a remote and unsustainable location and a great distance from the strategic road network, shops and services. A commuter village will be created.

It is the development of Greenfield land.

Housing, employment, buildings and a new roundabout will harm the character of the nearby Cotswold Area of Outstanding Natural Beauty

A large, alien suburban housing estate will lead to poor community cohesion with surrounding villages that have taken centuries to organically evolve.

Its size (380 houses) is disproportionate to the scale of villages in the locality, namely:

• Weston on Avon	45 houses	Dorsington	48
• Long Marston	180	Clifford Chambers	205
• Pebworth	291	Ilmington	300

Future residents of the housing estate will suffer from pollution caused by the SIMS scrapyards to the west and industrial buildings to the north.

It will create an unacceptable burden on local infrastructure, particularly schools and health care.

Extra traffic and a new roundabout will urbanise the rural character of local roads and cause congestion.

The proposed employment buildings will add to lorry traffic in the Vale of Evesham Control Zone.

The community vision for the area is invested in the South Worcestershire Development Plan, Stratford-on-Avon District Core Strategy and neighbourhood plans. The needs of local communities are best met by empowering local people to shape their surroundings, with local plans setting out a positive vision for the future of the area. The message from the applicant’s public exhibition held in September 2013 is clear – 96% of people recorded objection to development of this site and this was supported again at this meeting when 94% objected.

Parish Council’s own SWDP consultation and questionnaire reflected views of parishioners on the number of dwellings to be built up to 2030 and this is reflected in SWDP draft policy which states only 10 more after the 10 already approved in Transport Yard.

Further flooding implications are a major concern, especially for Broad Marston and Long Marston which already suffer from flash flooding

Further concerns were raised over the already poor emergency services in the area and by adding almost 1,000 new homes in the Long Marston area would be an added burden on the services.

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248. The Chairman adjourned the meeting to allow the main hall to be cleared for an event previously booked and to move the Council meeting to the back room. The Parish Council reconvened at 7.30

Cllr Albert Jaffrey having declared an interest left the meeting

249. Planning – Application for consideration.

Having received a request from Carla Homes to present their amended plans for the 12 dwellings on Honeybourne Road the Chairman allowed the two representatives to explain the amendments whereby changes were made following a request from the Parish Council and WDC. They pointed out the addition of one dwelling and the changes made to accommodate the requested increase in 1 and 2 bedroom dwellings. It was also agreed the house design would be in keeping with the Transport Site development whereby natural stone and slate would be used. Further amendments were made following a recommendation from the Environment Agency regarding the flood attenuation scheme whereby the balancing pond now has the maximum capacity of 1m litres of water and a maximum depth of one metre with a nominal depth of 250mm. The pond will be fully landscaped with aquatic plants and will be maintained by a management company paid for by the developments properties, they are making a payment of £5k for improvements to the Culvert at Mr Rainbow's farm as it is part of the storm water drainage system. It was agreed the Parish Council would send a letter of support for the amendments to WDC and this would be done under the Clerk's delegated power.

250. Next Meeting:

It was confirmed the next Ordinary Meeting is scheduled for the 4th March at 7.00 pm

251. There being no further business the Chairman closed the meeting at 8.15pm

Chairman

Date