

**The minutes of Knighton on Teme Parish Council Meeting
held at Knighton on Teme Parish Room at 7.30pm on 6th October, 2015**

Present: Cllrs Miss R Collie, Mrs P Davies, Mrs K Redfern, Messrs C Bevan, J Barnes, J Rugman, J Powell.

In attendance: Clerk, Mrs Karen Yates, Cllr C Dell. 16 members of the public
Cllr J Rugman chaired the meeting.

- 1) **Apologies:** R Lear, Cllr K Pollock
- 2) **Register / Declarations of Interest** – J Barnes registered a personal interest in planning application 15/01157/OUT.
Dispensations – none

Public Question Time

The landowner of The Bank advised of his reasons for the planning application stated at 6a.

Concerns were raised from local residents in attendance regarding the planning application for housing at Tavern Lane. These were issues relating to access, narrowness of Tavern Lane for works traffic and large turning vehicles, visibility/safety issues with Bickley Lane junction, drainage/surface water flooding, lack of detail of houses, overlooking/privacy, agricultural land as opposed to brownfield site, housing scale and density, excessive number of homes being built in the village, unsustainable development with no services and private soakaway rights of neighbours into the field. The Chairman explained the state of the local plan versus national policy which was further endorsed by Cllr Dell.

Concerns were raised from local residents in attendance regarding the planning application for housing on Land off A456. These were issues relating to overlooking/privacy, access/traffic safety, flooding(an old watercourse and underground springs exist), no detail of type/size of dwelling and misleading accident data. Cllr Dell advised residents to inform Malvern of their concerns if they had not already done so.

The Chairman outlined the S106 information if the developments were granted. A total of £84K would be available for the village to use on capital projects, if residents had any ideas to let us know.

- 3) **District/County Councillor's Report.** Cllr Dell reported the sad news that Gill Farmer had passed away last week.
- 4) **Minutes:** Minutes of the meeting held on 1st September, 2015 were approved.
- 5) **Correspondence:**
 - a) Items of correspondence noted. Interest was noted in the mobile shop research into setting up a new business and the offer to provide this service locally. The applicant to be contacted to attend a meeting.

6) **Planning**

- a) There were 3 planning applications:
15/01107/HOU The Bank, KoT
Two storey domestic extension. No objections.

15/01157/OUT Land off Tavern Lane, NB.

Outline application with all matters reserved for residential development of up to 10 detached two storey houses.

The Parish Council objects to this application on the grounds of loss of outlook. The land lies in an elevated position at the end of a low density, linear shaped hamlet and would dominate the skyline, to the detriment of residential amenity within the village.

If the development did go ahead we identified a number of issues which would have to be addressed. Tavern Lane is narrow and creates problems of passing, safety and access for service and emergency vehicles; these would be made worse by the extra traffic created by this development and by the creation of an access to the development. Any plan should require Tavern Lane to be widened and a wide access to be created to the site. We anticipate that this would involve the hedge along Tavern Lane to be removed, further impacting on the visual impact of the development. The junction with Bickley Lane is hazardous and this would become more significant with the proposed development; it would be necessary to improve sightlines at this junction.

Local knowledge supports the view expressed in the report of The Land Drainage Partnership that infiltration will not work on this site which already has problems with run off.

We also note that neighbouring properties have soakaway access from their homes into this field which would need to be addressed.

We are disappointed to see there is no provision for affordable homes, there remains a need in the village for further affordable homes.

15/01160/OUT Land off A456, NB

Outline application for up to 9 dwellings with all matters reserved except for access

The Parish Council objects to this application on the grounds of major surface water flooding issues and access.

There is a major problem that goes beyond infiltration and soakaway matters. Local knowledge from residents inform us that there is an old watercourse and underground springs within the higher section of the site, and the whole site is prone to regular and serious flooding. The neighbouring property has been flooded 3 times in recent years. We see these conditions as making the site quite unsuitable for the development proposed.

Access – this is a major A road through route, to open up an access on this bend would be dangerous to this already busy road and cannot see this would improve matters.

Local knowledge has also queried the accident statistics, we have been advised that there have been at least 4 accidents in recent years. Should the development go ahead, there would need to be work done to improve sight lines in both directions, and the 30mph limit extended to cover that length of the A456.

The Knighton on Teme Parish Council identified three possible projects in relation to funds that might arise from Planning Applications 15/01157/OUT and 15/01160/OUT.

1 A play area for children in the vicinity of Tavern Lane. No specific site location was identified. This relates specifically to the likely increase in the number of children in the location should the developments go forward, and the complete absence of such facilities at present.

2 A financial contribution to the Knighton on Teme Parish Rooms towards meeting existing requirements to upgrade the premises and equipment for use in the facility. Whilst the Parish Rooms are not immediately adjacent to the proposed developments, the rooms are used by the whole, scattered Parish of Knighton on Teme, and could make an even greater contribution to the whole community.

3 Construction of a low maintenance bowling green for use by the whole community, particularly the elderly. No specific site location was identified. The three are listed in order of preference of the Councillors involved in the discussion.

- b) There were no determinations
- c) Application determined under delegated powers: none.
- d) Malvern area meeting – 13/10/15 for an update on the SWDP. Noted.

7) **Finance.**

8) **Highways**

- a) Lengthsman Scheme. Invoice for September £192 approved.
- b) State of road below caravan park. No immediate repairs to be carried out, consideration for patching has been advised.
- c) Loose manhole cover on A456 by Bickley Lane. This has been passed to BT.

9) **Councillors' reports and items for future agenda.**

Tanhouse Lane white lining still to be carried out – to be chased up.

10) **Date of next meeting:** 7.30pm on Tuesday 3rd November, 2015.

There being no other business, the meeting closed at 9.20pm.

Signed
Chairman

Date