

MINUTES OF THE PLANNING COMMITTEE MEETING OF

RUSHWICK PARISH COUNCIL HELD ON WEDNESDAY 26th JULY 2017

AT 6.30 PM AT THE VILLAGE HALL

PRESENT: - Cllr Deakin (Chairman), Cllr Elcock Cllr Rowley, Cllr Bennett & Cllr Haywood

IN ATTENDANCE: - None

1. Apologies: Cllrs Wigglesworth, Parker, Williams & Jenkins (Personal) – accepted.
2. Declarations of interest in items on the agenda
 - (a) Declaration of any Disclosable Pecuniary Interests - Cllr Haywood disclosed a Pecuniary Interest as her property deeds allow access across the Ashpath, only up to her property and the responsibility for maintenance of this section.
 - (b) Declaration of any Disclosable other –None

No Questions for Public Question Time

3. The following planning applications were discussed:-
 - Planning Application No: 17/00970/FUL
 - Location: Land at (OS 82155368), Upper Wick Lane, Rushwick
 - Proposal: Erection of a pair of semi-detached dwellings and associated works.
 - Variation of condition 4 of planning permission 15/01778/FUL to allow for the removal of the requirement for a 2x33m visibility splay.
 - Comments: Rushwick Parish Council (RPC) OBJECTS to this planning application and RECOMMENDS CONDITION 4 is retained for the reasons of access and safety.

ACCESS

The access to this development is along what is locally named as 'The Ash Path'.

Not as described in planning application documents as Upper Wick Lane.

It is also a Public Right of Way: Rushwick RW-520(B)

It must be taken into consideration that this ash path and Public Right of Way is historically a track for agricultural vehicles with a dirt finish, the maintenance of which is the responsibility of home owners whose properties back onto the Ash Path. They are also the only ones with 'rights of access' over the Ash Path through the part that relates to their property, as set out in their deeds.

RPC is grateful to The Ramblers Association for their comments and the observations of Karen Hanchett of Highway Authority about access;

"HN3 - Access via Public Right of Way

Access to the site is via a public right of way and the applicant's attention is drawn to the restrictions imposed by Section 34 of The Road Traffic Act, 1988, regarding the driving of motor vehicles over public footpaths/bridleways."

SAFETY

RPC's main point regarding safety going forward with this development is that of safety of pedestrians using Ash Path in light of;

- a) increased vehicular movements
- b) degradation of the track surface
- c) lack of safe passing places for pedestrians and cyclists

Many children use this route to go to and from school, there are dog walkers to consider and just those out for a stroll. This area of the Ash Path is where Public Right of Way RW-518, which serves the residential areas of Christine Ave and Grange Lane, joins RW-520.

Good visibility for pedestrians along the public right of way given the increase in vehicle using it is imperative. RPC would wish to see Condition 4, as laid out in the original decision "In the interests of highway and public safety in accordance with policies..." imposed on every new housing development bordering RW-520.

RPC is concerned that without measures in place that it is in danger of losing this important community resource as Parishioners become to view the Ash Path as a vehicular access route and too dangerous to use as a public right of way.

RPC does not consider that a seemingly poorly constructed personal comment via email to the applicant is sufficient grounds to outweigh and overturn policy guidance i.e. (vehicle) "speeds are likely to be low". Parishioners' reports to RPC Councillors of their experiences of vehicles using the Ash Path are that speeds of delivery vehicles especially are not 'likely to be low'.

Rushwick Parish Council objects this planning application and recommends REFUSAL.

Planning Application No: 17/01030/HP

Location: Coachman's Cottage, Upper Wick Lane, Rushwick, WR2 5SY

Proposal: First floor rear extension with dormer and other internal alterations

Comments: No Objections

4. To discuss any additional plans requested by MHDC up to the date of this meeting - None.

Meeting closed at 7.45 pm

Sharon Baxter

Clerk

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