

MINUTES OF THE MEETING OF THE
NORTON-JUXTA-KEMPSEY PARISH COUNCIL HELD ON
THE 19TH JANUARY 2011 AT THE BEECHILL ROOM, ST. JAMES CHURCH, NORTON

There were no public question time discussions.

1. Apologies for Absence: A. Bennett, K. Fincher, Mrs. C. McGovern, P. Richmond, J. Sparling, G. Dyer. These apologies were accepted and approved.

Attending: H. Turvey (Chair), D. Lucas, M. Reeves, Rob Adams (District & County Councillor), Mrs. J. Greenway (Clerk/ Responsible Finance Officer).

2. Declarations of Interest

There were none.

3. 2011/1 Planning Application W/10/2978 – Land off Crookbarrow Road, Norton

Discussions included recognition of the need for gradual growth, with the ideal that every area should share this in a sustainable manner, whilst minimising the impact upon the local community.

The need for affordable housing within Wychavon is supported by the results of the recent Housing Needs Survey (HNS) for the Parish which indicates that 18 respondents with a local connection had an affordable housing need. This would utilise the majority of the affordable homes proposed within this development.

Concerns raised included:

- The impact on existing properties that neighbour the site proposed for development.
- Increased traffic and worsening of the rat run through the Parish.
- Inconvenience and mess during the period of the development.
- Safety of site access.

Benefits considered included:

- Play area provision.
- Provision of affordable housing.
- Additional children to support Norton Pre-school and NJK CE First School.
- Potentially increased support for employers within the Parish e.g. The Retreat.
- More properties to spread the Parish precept over (so reducing the household contribution) or the ability to raise the Parish precept without increasing the cost to existing households.

Cllr. Lucas will provide details of the 'excellent contractor' scheme used during development of the EnviroSort site to Cllr. Turvey.

Cllr. Turvey will review the planning conditions applied to the recent development at Badsey.

Clarification has been sought from Wychavon DC that affordable housing would be allocated to local residents in line with the Wychavon Local Plan. Support has also been requested for a change to the tenure mix of the affordable housing to reflect the results of the Parish HNS which evidences a need for increased levels of Housing Association shared equity properties, with a reduced requirement for rented in this sector. A response is awaited.

The play area is bigger than would be required for the proposed 74 houses. The nature of the equipment will be agreed with the Parish Council following public consultation by the developers. A budget of £100k minimum has been suggested by the Parish Council to include equipment and safety surface. Cllr. Richmond is obtaining a quote for a site survey and proposals for design by an API (Association of Play Industry) supplier. The developers will consider financing this survey. It was agreed that the play area should cater for children up to the age of 10, with provision for older children included if possible.

Cllr. Richmond is making enquiries regarding the potential to accommodate equipment for older children. In the longer term, if the Regiment Offices along Crookbarrow Road became available to the Parish Council, this area could potentially provide scope for recreation purposes.

The developers are investigating relocation of the pumping station away from the play area. The issue of access to the pumping station was also highlighted as it appears that this would use a private road which could impact upon maintenance issues and costs for residents.

The developers have advised that density, excluding the affordable housing, is in line with the existing development at Brockhill.

No formal response has yet been received by the developers from Highways regarding the proposal for a pedestrian crossing on Crookbarrow Road. This would also provide a traffic calming measure.

Cllr. Adams is making enquiries regarding a contribution from the developers to provide a pedestrian crossing over the Southern Link Road for access to the St. Peters area.

The provision of a walkway from Toulouse Drive will be based upon feedback from residents as part of the consultation process. Highways guidelines will establish the requirement for a gate on the road that will run from Talavera Road to the new development.

The outline map indicates walkways from Crookbarrow Road to the new development and the suggestion was made to give new residents the option of whether these are installed.

It was agreed that a site visit by the Wychavon Planning Committee would be helpful to allow members to visualise the site and perhaps better assess the local impact.

It was agreed to support the application subject to the following conditions:

- Wheel washing for vehicles leaving the construction site.
- Access for construction traffic to be from Norton Road only.
- Site working hours.
- Allocation of affordable homes to local residents in accordance with the Wychavon Local Plan.
- A change in the tenure split of the affordable homes to reflect the Parish HNS findings.
- Provision of bungalows for the elderly, both in the private sector and for rent as affordable homes.
- The nature and detail for the play area to be agreed with the Parish Council after public consultation by the developers.
- The S. 106 agreement to include full adoption details supported by a plan showing areas to be adopted, by whom and the timescales for this. A system must be put in place by the developers for adoption matters to be raised and resolved.
- Adoption of Crookbarrow Road must be completed prior to commencing any new development.
- That the development would form the Parish allocation within the SWDP and that no other major developments would be approved within the Parish during the Plan period. (The content of the email from Fred Davies, Policy Manager will be included with the consultation response)
- The play area should cater for children up to age 10, ideally also with provision for older children
- 2 off road parking spaces should be clearly allocated for each dwelling, with a garage provided in addition to this for some properties. This parking provision should also apply to affordable homes.

It was agreed for Cllr. Turvey to draft the response to Wychavon DC and to circulate this to all Parish Councillors for comment prior to submission to Wychavon DC by the 31st January deadline.

4. 2011/2 Date of Next Meeting: 27th January 2011

The meeting closed at 8.45pm.