

Minutes of the Planning Committee – 27th October 2008
Held at the Main Hall, Zion Church, Woodend Road, Frampton Cotterell

Present: Mrs P Hockey (Chairman), Mrs P Bashford, Mr D Hockey, Mr B King, Mr D Manfield, Mrs J Rowan and Mr B Thomson

Also Present: Mr W Hendy (*Parish Councillor*)
37 members of the public

Cllr P Hockey welcomed everyone to the meeting and explained that the Parish Council would listen to the views of those present before deciding on the Parish Council's response.

299 Emergency Evacuation Procedure

The Chairman drew attention to the emergency evacuation procedure.

300 Declarations of Interest under the Local Government Act 1972

- Cllrs D and P Hockey declared that the participation of those Parish Councillors who are also members of South Gloucestershire District Council in both the debate and any subsequent vote on matters contained in the agenda would be on the basis that the views expressed were preliminary views taking account of the information currently available to the Parish Council. Parish Council members who are also District Councillors reserved their final views on the applications until they were in full possession of all relevant information both for and against.

301 Planning Applications:

PT08/2760/O – Windmill Green, Land Adjacent to Park Farm

Erection of 220 Residential Dwellings and 186 m2 of A1 Retail Floorspace. Outline Application with means of Access. All other Matters Reserved.

Cllr P Hockey invited members of the public to speak, and the following questions/concerns were raised:

Mr Cousins of Blackberry Drive

Asked if there had been an estimation of the additional number of cars that the proposed development would generate.

Cllr P Hockey confirmed that Barratts had estimated an additional 500 cars.

Mr Cousins asked what is the traffic management plan for Park Lane

Cllr P Hockey explained that she could not see any plan and that Barratts seemed to be saying that no problems were anticipated. SGC had not made its views known yet.

Mrs Wilde of Heather Avenue

Expressed concerns at the estimated 1.5 cars per minute in peak time estimated to access the site from Heather Avenue, which she felt was not possible.

Mr Anthony of Church Road

Asked what arrangements had been made for access to the site by heavy construction vehicles.

Mr Pennell of Woodend Road (Village Roots/NISA)

Expressed concerns about traffic volumes to be generated by the proposed shop, which he estimated at an extra 2,000-3,000 cars per day, plus supply lorries.

Mr Angell of Park Lane

Recalled that in the 1960s when the site had been classified as White Belt (from Green Belt) it had been stated that “there would be no development until need is established”.

Cllr P Hockey explained that in one of the documents the case was being made using a recent successful appeal decision at Harry Stoke, where SGC had been unhappy with the proposals and part of the successful appeal case had been that SGC did not have a five year supply of land to meet current targets.

Mr Angell asked if anyone had questioned the government's figures about the massive amount of development planned throughout the country.

Cllrs confirmed that these figures had been challenged at all levels by many people, both individually and by Parish/Town and District Councils in response to the Government's consultation of the Regional Spatial Strategy, which had closed on 24th October 2008. However, these proposals by Barratts are ahead of these decisions being made.

Mrs Fisher of Woodend Road

Asked about the proportion of affordable homes in this time of recession.

Cllr P Hockey explained that 33.33% of the homes will have to be affordable, and either to rent or in shared ownership.

Mrs Fisher noted that Frampton Cotterell no longer feels like a village and that 500 extra cars in and out of the area will be a problem in an already bad situation.

Mrs Elwell of Heather Avenue

Queried figures of 77% affordable rental and 23% shared equity.

Cllr P Hockey explained that this was 77% of the 33% affordable that would be for rental and 23% of them shared equity.

Mr Davies of Heather Avenue

Stated that Barratts had assured residents that an access would be from St Saviours Rise. He also noted that the field is like a sponge and asked where the water will go.

Cllr P Hockey explained that the proposed pumping station would be for the foul sewer.

Mr Hatherell of Park Lane

Expressed concerns for the safety of children crossing Park Lane on their way to school and asked which school, dentist, doctor etc all these new people would be attending.

Mr Turner of St Saviours Rise

Sought confirmation that the proposed development would be outside the village development boundary, but was not in the Green Belt.

Cllr P Hockey confirmed that this was the case and that SGC had a Local Plan Policy which also covered this.

Mr Allan of Watermore Close

Asked what the provision would be for open space.

Cllr P Hockey explained that SGC has a policy and that Barratts claim they will meet those standards for this development.

Mr Cousins of Blackberry Drive

Noted that there are already sewage problems in Vicarage Road and asked if SGC would be employing experts to rebut what Barratts are claiming.

Cllr P Hockey responded that SGC had concurred with the foul drainage comments in the Flood Risk Assessment and that no local connection to the public foul sewer is available as the Frome Valley sewer is up to capacity. The proposed ponds are for storm water. Wessex Water will assess all of this as well as SGC and possibly the Environment Agency as well. If there is no capacity for a foul sewer it will have to be pumped and a new rising main would have to be installed via Park Avenue and Nightingale Close to join the Frome Valley sewer which is already unreliable. Barratts had stated there would be no homes within 15 metres of the pumping station.

Mr Gilmartin of Frome View

Noted that there is often sewage in the River Frome when flooded already, and that there was no way the system could cope with more.

Mrs Fisher of Woodend Road

Asked where the children of the new development would go to school.

Cllr P Hockey explained that local schools have spare places and that there is currently a consultation underway to amalgamate Highcroft and Brockeridge Schools as predicted numbers are so low.

Mr Webber of Frampton Court

Asked how village needs compared with the profile that would be delivered. He asked if there is a need for 33.33% affordable housing, and felt this to be the wrong way round with the need being far greater. He asked if this could be negotiated.

Cllr P Hockey explained that the policy states 33.33% and that is what would be applied. In future it may be that there may be policies with a higher percentage requirement. The Local Plan inspector had agreed that 40% was needed but had felt that 33.33% was realistically achievable. The minister was proposing this increase in the RSS.

Mrs Beecher of Ridgeway

Noted that the land should be used for growing food, especially in view of the very large number of people on the allotments waiting list.

Mr Angell of Park Lane

Explained that the land had been used as a market garden during the war and had been classified as grade 1 agricultural land. It had later been reclassified as grade 3, but was now being properly farmed again and was producing wonderful crops. He asked if the land was still classified as grade 3 or had returned to grade 1.

Cllr P Hockey confirmed that this could be checked.

Mr Davies of Heather Avenue

Noted that the application included three play areas and was concerned about possible anti-social behaviour, suggesting that the play areas are sited in the middle of any development.

Mr Pennell of Woodend Road (Village Roots/NISA)

Noted that at present Frampton Cotterell has a typical number of small shops, but that a lot had been lost over the last ten years and there were fears of one of the large national chains taking the proposed retail space and forcing the current shopkeepers out of business. He appealed for help to safeguard local businesses.

Cllr Mrs Rowan explained that a retail store had been planned for Phase I, but that this had been changed in the end (and was now Butterfield Close) as it had been demonstrated that there was no need for it.

Mr Cousins of Blackberry Drive

Asked about protecting the quality of life. The traffic implications would be a massive problem and he was worried about the pinch point at the junction of Park Lane/Sunnyside which is already dangerous. He had concerns about the speed and numbers of cars and those being driven with a lack of attention and could see no strategy in terms of traffic calming especially in Park Lane and Beesmoor Road. There would be a lot of extra litter and he asked that sufficient bins are installed. He noted that the quality of life had gone down in the last eleven years and that Frampton Cotterell did not feel like a village any more.

Cllr P Hockey noted that SGC had indicated that there was no need for an Environmental Impact Statement.

Cllr Mrs Rowan noted that the Local Plan Inspector had said that the land should not be released until at least 2011, so this application is premature.

Cllr P Hockey noted that the parking allocated is within the guidelines and cannot be challenged whilst the current Planning Regulations are in place.

Cllr P Hockey thanked the members of the public for their views and the Planning Committee considered the application taking into account the comments made.

Following a vote which was carried by 7 in favour with 2 abstentions (Cllrs P and D Hockey) it was:

RESOLVED: that the following comments be referred to SGC for consideration.

The Parish Council **STRONGLY OBJECTS** to this proposal on the following grounds:

- This application has been submitted before SGC has even finished consulting on the RSS.
- The proposed development is outside the Village Development Boundary.
- The Local Plan Inspector said that the land should not be released until at least 2011, so this application is premature.
- Consultation has recently taken place on the Issues and Options for South Gloucestershire's Core Strategy to establish criteria for future development in villages.

Traffic

- The proposed road access plans will cause chaos with a mini roundabout between the two existing, difficult to exit T-junctions.
- The access would be dangerous and the extra traffic would cause problems. Traffic is **NOT** free flowing on Park Lane and Beesmoor Road, at busy times. The A432 and the Bristol Road are at a standstill now during rush hour, and this development will only make things worse.
- The junction of Park Lane/Badminton Road is very dangerous and the proposed development can only exacerbate this. If the junction is shown not be heavily used this can only be because people avoid using it because of the danger; which in turn puts pressure on the traffic signal junctions at Beesmoor Road/Henfield Road (*not Roundways as stated in the application*).
- This is supposed to be a cycle route and cyclists hate mini roundabouts.
- Harris Barton as a cycle route to school is already often impassable due to flooding. It would be likely to happen more often if this development goes ahead leading to further danger with children taking risks.
- The existing Park Farm development has a similar number of houses and has two access roads; this proposal contains only one access road.

Public Transport

- Buses – the information in the application is inaccurate, there are 1-2 buses per hour, but Frome View, is for setting down only and one of the buses is the local bus to Frenchay Hospital and only runs for a short part of the day.
- It would seem that the applicant has based its public transport figures on the previous situation, not the current one, which was introduced by the bus company in August 2008. The Parish Council does not consider that the service is adequate to expect people to use public transport for journeys to work.
- Train services from Yate are already oversubscribed at peak times.
- Damsons Bridge (on Down Road, Winterbourne) is already flooded in heavy rain and suffers from regular sewage debris.
- It is not clear how these proposals can reduce dependence on the car when there is such poor public transport provision, inadequate and dangerous cycling provision and travel will be more difficult and dangerous for pedestrians, especially on Park Lane and Beesmoor Road.

Flooding

- There are already significant local problems with flooding and the Parish Council does not believe that the installation of the proposed ponds will be sufficient to alleviate the additional problems that this development would cause.

Sewage

- The Parish Council is alarmed to note that SGC's report states that no local connection to the public foul sewer is available as the Frome Valley sewer is up to capacity. There is often sewage in the River Frome with debris deposited along the river banks, and at Vicarage Road already, and there is no way the existing system could cope with more.

Quality of Life

- **The Parish Council asks that the grading of the agricultural land be checked and confirmed.**
- There is sufficient noise already for the applicant to be proposing noise mitigating fences, so what about the impact on existing residents of the increased noise from traffic associated with the proposed development?
- Power cuts are already a regular problem – would this put an extra strain on the grid?
- Loss of Village identity – this extra amount of housing will tip it over the edge.

Retail Provision

- The Parish Council is very concerned that any new development should not jeopardise the existing retail provision and is fearful of a large national chain putting existing retailers out of business.

Infrastructure

- The proposed infrastructure is not sufficient. When Phase I was built the local GP practice would not take on any new patients.
- The Parish Council would question the available employment percentage quoted at 25%. If Winterbourne has 11% and Ladden Brook and Westerleigh with their industrial estates 4% and 5%, 25% cannot be accurate. **Please can this be checked?**
- The Post Office in Church Road is closed, contrary to the indication in the application.
- Within the parish there is not enough open space for playing fields and allotments and these needs should be addressed before any houses are allowed.
- Policing – the Parish Council is concerned that the existing team may not be able to cope with the additional burden to its workload.
- The Vision for Windmill Green claims the proposal is sustainable, but the Parish Council challenges this as there will be no easy access to facilities which are already well used.

Trees and Landscape

- The trees on the site are protected by TPO 8/96 (Land at Park Farm)
- The Design and Access Statement refers to a “low and degraded landscape”. Contrary to this statement, the Parish Council values the visual amenity of the green fields and open space on this very productive land.
- The Landscape Assessment refers to “damaged landscape structure”. The Parish Council would refute this. Although there has been degradation of the land in the past, with proper farming techniques this land currently makes a valuable contribution to the landscape of Frampton Cotterell. It is important in that the fringes of the field are used for walking and important to the healthy lifestyle the Parish Council is trying to promote in the parish. A “Trim Trail” will not make a sufficient replacement and will be poor compensation for the value of countryside that will be lost.

Schools

- How will children be transported to school, this does not seem to have been taken into account?
- Whilst there are places in local primary schools, the local secondary school is oversubscribed and the children would have to travel outside the village.
- The Brockeridge Centre Youth Group is oversubscribed, where would the young people go outside school time?

The members of the public and Cllr Hendy left the meeting.

302 Confirmation of Minutes.

RESOLVED: That the minutes of the Planning Committee Meeting of 13th October 2008 be confirmed and signed.

303 Planning Decisions.

The Planning Decisions attached as appendix II were noted.

304 Suspected Breaches of Planning Control

a Sunbeam Nurseries

It was noted that although there are signs for the sale of antiques and plants, there was no actual stock on site or retailing taking place.

- The Clerk was asked to add this to the report to SGC's Enforcement Officer.

305 Gypsy and Traveller DPD Preferred Options Consultation

"ENTEC" had written inviting Cllrs to attend Workshops about this consultation.

- The Clerk was asked to circulate this to all Cllrs and enquire if anyone would like to attend.

306 SGC – Adoption of the Affordable Housing Supplementary Planning Document

This was noted.

307 Date of Next Meeting

MONDAY 10TH NOVEMBER AT 7:30 PM AT THE BROCKERIDGE CENTRE