

MARSH GIBBON PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 26 JANUARY 2016

PRESENT: Cllrs I Metherell (Chairman), R Cross (RC), P Evershed (PE), D Leonard (DL), J Smith (JS) and E Taylor (ET)

In attendance: 27 Members of the public, Cllr Angela Macpherson (CC/DC AM) and C Jackman (Clerk)

The meeting commenced at 8.02pm

1. **APOLOGIES:** Apologies were received from Cllr G Barker (GB). It was also noted that Sitharthan Sangeeth (SS), who is interested in running the new shop, had hoped to attend but was unable to come.
2. **DECLARATIONS OF INTEREST:** There were no declarations
3. **MINUTES OF MEETING HELD ON 12 January 2016:** The minutes were agreed by all Councillors present and signed by the Chairman as a correct record.

4. **PUBLIC PARTICIPATION:**

Chair welcomed those present and explained the format of the meeting. He also expressed his regret that this meeting clashed with the talk being given by Dan Jones in the church. He had sent our regrets to Dan's parents.

5. **MATTERS ARISING**

There were no matters arising.

7. **PLANNING CORRESPONDENCE:**

a) **Applications – to review three applications.**

Chair gave a résumé of the application process so far and Land & Partner's (L&P) relationship with Ewelme Almshouse Trustees (EAT). He also pointed out that the Parish Council was not the local planning authority but were consultees. Individuals have every right to make objections to AVDC. The Parish Council had hired Nick Shute Associates (NS) for professional planning advice.

[8.20pm: Meeting opened to the public]

Chair reported that we had received advice from NS for each site and he proposed to go through each individually. It was asked if there could be pressure from the District Council to get the houses built. Chair explained that this was unlikely at this stage as AVDC does not have a current local plan.

There are three separate applications. Concern was expressed that all three developments would take place and come onto the market at the same time. It was noted that Council had been unable to include phasing in the Neighbourhood Plan (NP) but this has been discussed by the Ewelme Trustees. They, with L&P, are sympathetic to these concerns and are willing to agree phasing of starts on the three sites once the relevant planning consents have been received.

Chair suggested that the order of development should be:

Site B, Berry Close (Now)

Site C, Leopold Farm (3 years)

Site A, Swan Field (5 years)

It was not clear what constitutes a 'start' and this needs to be investigated.

15/04213/AOP

Site A Land South Of Little Marsh Road and East of Swan Lane Marsh Gibbon Buckinghamshire
Outline planning permission with all matters reserved for the development of land for up to 29 dwellings, together with associated parking, open space and sustainable drainage.
Applicant: Land & Partners Ltd

Chair read the edited comments received from Nick Shute (Appendix 1)

The following concerns and comments were made, which were mostly addressed in NS's report:

- Density of housing and insufficient car parking space.
- Suggested phasing – 1 site every five years.
- Some of L&P comments are not in accordance with the Neighbourhood Plan.
It was noted that NS had compared the planning application with the NP.
- Housing density calculation was queried.
NS calculations were correct.
- If outline planning permission is given, once sold the final plans could be entirely different.
Preparation of a 'Design Code' and 'Vision and Design Statement' could mitigate this.
- The development boundary and green space area was queried.
- Infrastructure, e.g. sewage system not suitable.
This is covered by 'Reserved Matters', at the request of Thames Water, NP Policy No 20
- No detail on how land will be maintained.
Chair explained how this will be covered by S106 at the detailed stage.

15/04214/AOP - MARSH GIBBON

SITE B Land South Of Castle Street and West of Longherdon Farm Marsh Gibbon Buckinghamshire
Outline planning permission with all matters reserved for the development of land for up to 22 dwellings and a local shop, together with associated parking, open space and sustainable drainage.
Applicant: Land & Partners Ltd

Chair read the edited comments received from Nick Shute (Appendix 2)

The following concerns and comments were made, which were mostly covered in NS's report:

- Amount of increased traffic, school parking (dangerous) and child safety.
- Wording in application suggests that parking space by the shop is for school staff and shop visitors.
- If site B is turned down could the provision of a shop be put into another site? Chair explained that this probably would not be possible.
- Need to make sure that school parking is not used by residents.
- Is it worth having a zebra crossing?

It is hoped that the Vision Design Statement will cover parking and reinforce the policies in the NP.
BCC Highways Dept. will comment\focus on the school parking and deal with it.

15/04215/AOP - MARSH GIBBON

Land off Castle Street and West of Leopold Farm Marsh Gibbon Buckinghamshire
Outline planning permission with all matters reserved for the development of land for up to 10 dwellings, together with associated parking, open space and sustainable drainage
Applicant: Land & Partners Ltd

Chair read the edited comments received from Nick Shute (Appendix 3)

The following concerns and comments were made, which were mostly covered in NS's report:

- Upkeep of green space. This could be covered by S106.
- 'Affordable' housing not available.
- Discussions have taken place to build genuine 'alms' houses
- No provision for bungalows.

Chair explained that Council could use his edit of Nick Shute's comments for a response to AVDC; or request an extension of the deadline for response and ask L&P to produce Vision and Design Statements and a list of headings for a S106 agreement.

[9.50pm: Meeting closed. All parishioners left, except one member of the public and CC/DC AM]

Chair suggested that the following options were available:

- Send comments to AVDC based on NS's reports
- Request extension to 'comments deadline' to 12 February 2016

During the discussion the following was noted:

- It would take L&P about a week to complete the Vision and Design Statements
- Update email bulletin will be issued to 90+ parishioners following tonight's meeting
- S106 headings and Vision and Design Statements will be published on the Parish Council's website
- Cllr DL felt that Site C should not be developed as it is too close to a working farm
- Ewelme retaining ownership of the shop and leasing it out would be preferable. There didn't appear to be any volunteers in Marsh Gibbon to take on community ownership.
- Council pleased that SS is still interested in running the shop.
- Developers will need to set up management companies to maintain the open spaces.
- Parking at school is still a problem – it extends to Swan Lane where it is difficult for traffic to get by.
- A zebra crossing from Site B to School will be up to the County Highways Department.
- L&P have consulted School and Council did recognise that the parking problem is only in the morning 'drop off' and afternoon 'pick up'.
- Chair read an email from a resident asking about the proposed narrowing of Castle Street. The response from L&P had been: "...the precise location of our access from site B on to Castle Street is not yet fixed. Also any works to the highway would be carried out under the Highways Act and follow their procedures for consultation and notification and so on. It will not be determined now."
- Chair will ask Ewelme Trust to confirm the Phasing, to be included in the S106 headings
- What constitutes a 'start' on a site needs to be clarified.

Following the above comments: Cllr RC proposed and Cllr JS seconded that Council seeks an extension to AVDC's 'comments deadline' to 12 February, to enable L&P to prepare Vision and Design Statements and outline Section 106 subjects, for Council's meeting on 9 February. This was agreed unanimously.

Action: Clerk to request extension from AVDC

8. DATE AND VENUE OF NEXT MEETING

The next meeting will be at 8pm on Tuesday 9 February 2016 in the committee room of the Village Hall.

Meeting closed at 10.26pm

SIGNED:

DATE:

Marsh Gibbon Parish Council Comments on Land & Partners application 15/04213/AOP

Comments on Site A (land south of Little Marsh Rd) (aka 'Swan Field')

Density/ number of houses: The documents refer to the density as being 29 dwellings on 1.61 ha, i.e. 18 dwellings per hectare (dph). However, the residential area that stops 60m south of Little Marsh Road is only 0.94 ha, and so its actual density is 31 dph. This is considerably higher than the three examples in the village analysed in the Design and Access Statement, which range from 9dph (Scotts Close) to 21dph (Station Road/The College) and also exceeds the maximum specified in the Neighbourhood Plan of 25dph (Policy MG9).

There is no national policy on density in the NPPF, so the Neighbourhood Plan is the only relevant policy on density. Applied to this site, the number of proposed houses would be reduced to 24 maximum (i.e. 0.94 x 25 dph).

Housing mix: There are more 4+ bedroom houses proposed than any other house type (see Table 3 in Planning Statement) – 10 houses of this type are proposed (35% of the total). The HEDNA recommends 15% 4 bedroom houses for the District and the Neighbourhood Plan (MG7) recommends smaller housing to enable the elderly to downsize and for smaller 2 and 3 bedroom houses to be affordable for young families. If the mix were reduced to the HEDNA recommendations, the number of 4 bedroom houses would reduce to four.

Open space: The scheme respects the designated open space in the Marsh Gibbon Neighbourhood Plan by limiting new housing development to no more than 60 metres south of Little Marsh Road. There is no detail in the submission on how the open space on Ewelme's land down to the footpath to the south is to be managed and maintained. This requires a management plan and a section 106 obligation.

Parking: Neighbourhood Plan Policy MG13 requires all 3 and 4+ bedroom houses to have 3 parking spaces on plot. As currently proposed, 66% of the housing is 3 or 4+ bedrooms, but the plans do not show how this level of parking will be achieved. A parking plan should be required from the applicant, demonstrating compliance with Neighbourhood Plan policy MG13.

Affordable housing: Table 3 in the Planning Statement shows ten affordable units to be provided with an "indicative mix" of one 1 bed; six 2 bed and three 3 bed. The size, type and tenure of proposed housing needs to be fixed and secured at outline planning stage in the section 106 agreement.

Design: The relatively high density design contrasts with the very low density conservation area to the east (Scotts Close) and the listed buildings south of Little Marsh Road. It is also higher than the housing to the north of Little Marsh Road and west of Swan Lane.

MGPC 26 January 2016

(Based on Nick Shute Associates' advice of 22 January 2016)

Marsh Gibbon Parish Council Comments on Land & Partners application 15/04214/AOP

Comments on Site B (land south of Castle Street west) (aka 'Berry Close')

Density: The documents refer to the density as being 22 dwellings on 1.99 ha, i.e. 11 dwellings per hectare (dph). The residential area excluding the shop, car park and open space is 0.91 ha, and so the actual density is 24 dph. This complies with the maximum specified in Policy MG9 of the Neighbourhood Plan of 25 dph and is suitable for its location in the centre of the village.

Housing mix: A large proportion of the new housing will be 4+ bedrooms (seven = 32% of the total). If this were reduced to the HEDNA recommendations (15%), the number of 4 bedroom houses would reduce to three.

Shop: The scheme proposes a single storey shop of 200m², and flexible community space of 100m² within the same building. The Planning Statement says that this is to be a "community-owned building selling local produce and run locally with flexible space for events/uses." However, there is no detail about how this is to be delivered. The applicant needs to set out in more detail how this will be delivered, including not only the construction of the building but also its long term ownership and management. This needs to be defined in more detail and secured via the section 106 obligation, otherwise there is no guarantee that this element of the scheme will be delivered.

Parking: The scheme proposes 20 parking spaces to be used not only for the shop/ community space but also for the school opposite. The delivery of the parking should be required by condition on any consent. A parking layout should be provided by the applicant showing how the parking is to be provided in the residential area and demonstrating compliance with Neighbourhood Plan Policy MG13.

Open space: The local open space to the east includes a play area and amenity space for residents and villagers. The draft heads of terms for the section 106 obligation includes a "contribution for maintenance of on-site children's play (LAP), if adopted." There is nothing about a contribution or the direct provision of this play area, which should also be included. There is no detail on how the remainder of the proposed open space is to be managed and maintained. This requires a management plan and a section 106 obligation.

Affordable housing: Table 3 in the Planning Statement shows eight affordable units to be provided, with an "indicative mix" of one 1 bed; five 2 bed and two 3 bed. The size, type and tenure of proposed housing needs to be fixed and secured at outline planning stage in the section 106 agreement.

Design: The design principles and more detailed design guidance should be included in the proposed Design Code. This should include mandatory and discretionary elements and its approval should be required as a reserved matter.

MGPC 26 January 2016

(Based on Nick Shute Associates' advice of 22 January 2016)

Marsh Gibbon Parish Council Comments on Land & Partners application 15/04215/AOP *Comments on Site C (land south of Castle Street east) (aka 'Leopold Farm')*

Density: The documents refer to the density as being 10 dwellings on 0.59 ha, i.e. 17 dwellings per hectare (dph). However, the residential area excluding the open space is only 0.32 ha, and so the actual density on the residential part of the site is 31 dph. However, if the adjoining open space is treated as private communal open space for the benefit solely of the residents of Site C, then it is legitimate to include this area in the density calculation, and the density would fall to the applicant's quoted figure, thus complying with Neighbourhood Plan Policy MG9.

Open space: The scheme includes a significant area of open space to the east of the site. The Planning Statement says that this open space is intended to provide a range of benefits including informal recreation, play, visual amenity, ecological protection/enhancement and space for sustainable drainage. It is not clear how this open space is to be managed and maintained. There is no detail in the submission. This requires a management plan and a section 106 obligation.

Housing mix: Paragraph 3.3 of the Planning Statement has been incorrectly transposed from the report for Site A, however Table 3 in the Planning Statement correctly shows the total number of units as ten, with a mix as follows: seven 2-bed; two 3-bed and one 4+-bed. The majority of the site is proposed for a traditional 2-bedroom 'almshouse' terraced form for older people looking for a suitable grouped housing scheme.

Parking: The scheme includes 12 parking spaces in a communal parking area opposite the row of seven terraced houses. This is below the required two spaces per dwelling set out in the Neighbourhood Plan Policy MG13. Compliance with Policy MG13 should be required by the imposition of a suitable condition.

Affordable housing: No affordable housing is proposed on-site; instead there is proposed to be a financial contribution towards off-site provision equivalent to 25% of the total number of houses, to be secured by a S106 planning obligation. This accords with Neighbourhood Plan policy MG8 (b).

Design: The "almshouse" concept is an attractive one, relevant to the history of the village, to the strong history of Ewelme involvement and to the requirement for increasing provision for elderly "downsizers". This should be included in the Vision & Design Statement and then the detailed Design Code for the site.