



Buckland & Chipping Parish Council

Clerk: Colin Marks

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MINUTES OF BUCKLAND & CHIPPING PARISH EXTRAORDINARY COUNCIL PLANNING MEETING No. 283

Tuesday 17th April 2018, 7.30pm at The Manor House, Buntingford

PRESENT: Cllr Jeff Kenyon (JK) Chairman; Cllr Teresa Harrington (TH); Cllr Jason Noy (JN)

- Public: 3 members of the public
- Clerk: Colin Marks, Clerk to Buckland & Chipping Parish Council

In the Chairman welcomed everyone and opened the meeting at 7.30pm

ACTION

283.01 Apologies for absence

1. Councillors: Cllr Jeff Jones: DPI
2. Other apologies: None

283.02 Declarations of Interest and dispensations

1. **Interests:** Cllr Jason Noy: DPI due to the planning application land being owned by his father.
2. **Receipt of written requests for dispensations:** Cllr Jason Noy to both speak and vote.
Reason: To enable the Parish Council to transact its business by being quorate.
3. **Consideration of requests for dispensations:** The Clerk explained that he would make the decision as to whether to grant the dispensation and, since there had been some pressure to cancel the meeting, that he would minute his reasons for doing so:

1. Decision: Standing Order 13(e) states that a decision as to whether to grant a dispensation shall be made by the Proper Officer or by a meeting of the Council. Since the meeting was inquorate at that moment, the Clerk (Proper Officer) said he would make the decision; that decision was to grant Cllr Noy the dispensation.

2. Reasons: The Clerk said that under the circumstances he believed it was important to record his reasons for doing so and quoted Section 33 (2) and (2)(a) of the 2011 Localism Act, which states that, "A relevant authority may grant a dispensation under this section only if, after having had regard to all relevant circumstances, the authority considers that without the dispensation the number of persons prohibited by section (31) (4) [*ie, those who have a DPI*] from participating in any particular business would be so great a proportion of the body transacting the business as to impede the transaction of the business"

The principal duty of the Council is to transact the business for which the meeting has been called, according to the agenda. Without a dispensation, the Council would be inquorate. It is the Council's duty to represent its parishioners, a number of whom have given their thoughts on this planning application to the Chairman. Therefore, it is in the public interest that this meeting goes ahead so that the parish Council can fulfil its role as a statutory consultee and make representations to East Herts Planning.

The Proper Officer (Clerk) signed the Dispensation Application Form.

283.03 PLANNING

1. New Planning Applications:

3/18/0434/OUT Land Adj The Countryman PH, Chipping: Outline planning for the erection of 2 no. three bed dwellings and 5 no. four bed dwellings. All matters reserved apart from access and layout.

The Chairman read out a list of concerns that had been given him by parishioners and these were considered at length together with a number of other comments.

The Chairman then invited members of the public present to give their views, which were:

- A parishioner said that what is needed is affordable housing; this proposal does not meet that need.
- On behalf of the developer it was stated that the plan was intended to create sustainability and to work with the local community to achieve that.

Following a vote, it was **RESOLVED to make a detailed objection to the application, but also to request that a number of concerns be addressed should permission be granted.** The following comment details were agreed:

The Parish Council recognises the need for more housing in its villages and would welcome appropriate sustainable development. The Council also recognises the desire of the local developer to work with the community to achieve this. However, the Parish Council has a number of concerns about this outline application and therefore OBJECTS to it for the following reasons:

- *Before approval is granted, a full archaeological survey must evaluate the significance of the site and adjacent land to ensure the conservation of the historic environment. [NPPF Section 12].*
- *Despite the lengthy Flood Risk Assessment, there is inadequate detail in respect of flood mitigation measures; this must be addressed.*
- *The effective and safe dealing of sewage is not addressed. Even at present levels, there have been numerous problems in the village and this development is not sustainable without this being resolved.*
- *Chipping is a Group 3 Village in the prevailing 2007 Local Plan, the emerging District Plan, and the adopted Buntingford Community Area Neighbourhood Plan. As such, this proposal represents an excessive 15% housing increase in the village. Therefore it does not represent limited infill, [VILL3, II] nor does it relate well to the village in terms of appropriate scale to the village size, [VILL3, III (b)]. Furthermore, the application being outline only, there are concerns that building designs might not be in keeping with the character of the village, [VILL3, III (c)].*
- *There are concerns that this might represent the first step in a larger development plan.*
- *This does not represent the local need, which is for sustainable affordable housing for younger people and families. The mix of housing proposed does not address this need and therefore is not sustainable.*
- *The Parish Council cannot see evidence that the broad issue of Natural Environment has been addressed in compliance with the 2016 Pre-submission District Plan, specifically relating to species and habitats [Policy NE3].*
- *The point of ingress/egress with the A10 is considered inappropriate in terms of its location and poor sight lines, particularly when the porch of The Countryman PH is factored in and the realistic speed of traffic at this point on the edge of the village.*
- *There are concerns that there is inadequate space for large EHC service vehicles to manoeuvre within the proposed layout.*

However, should these concerns be addressed and the outline permission be granted, the Parish Council requests that the following concerns be address and that appropriate conditions be imposed:

- *A Section 106 agreement to fund further traffic speed improvements along the length of the A10 with the Parish, from the northern entrance to Buckland right through to the southern entrance to Chipping.*
- *Traffic speed would have to be specifically and adequately addressed for the safety of vehicles on the A10 and for those entering or leaving the site.*
- *The introduction of a slip road at the site entrance/exit.*
- *That sight lines are adequate and effective.*
- *That the public footway by the A10 be widened and improved.*
- *That additional landscaping be employed and that Plot 1 is relocated further to the east and away from the footway by the A10.*

- *That any and all approved plans are in keeping with the village [VILL3, III (c)].*

2. Decision Notices:

3/18/0404/FUL Pelican Cottage, Chipping: Change of use of land to residential curtilage
GRANTED

3. Other planning matters: NONE

283.04

1. Date and time of the next meetings

Monday 14th May at St Andrew's Church, Buckland:

7pm - Annual Meeting of the Parish, followed by

7.30pm approx - Annual Parish Council Meeting, followed by

7.45pm approx – May Ordinary Parish Council Meeting

There being no further business, the Chairman thanked everyone for attending and closed the meeting at 8.30pm.

Signed.....**Dated**.....