

Abbotsham Parish Council Special Meeting

Minutes of the meeting of the Abbotsham Parish Council held on Friday 21 July 2017 at 7.30 pm at The Village Hall, Abbotsham

1. Apologies

1.1 Apologies for absence – Chris Fuller, Jenna Tolley

1.2 Items raised by members of public – There were 80+ members of public at the meeting. Helen Smith (HS) from Maria Bailey Planning

Items raised by them

Parish Council

Martin Wilson (MW)

Philip Marlow (PM)

Hugh Bone (HB)

Paul Street (PS)

District Councillor

Cllr Alison Boyle (AB)

Laura Wallace – no bus route from Bideford College – 9 Students, no safe route to walk

Teresa Prouse – what is affordable housing

Houses in the village that haven't sold, why is there a need for more housing

Edward Serna – What other sites were on the sites availability (PM) showed the sites that had been considered and MW advised that the site was last on the parish council preferences

Stuart Mcardle – Vehicle overload – 2 cars per house 56 cars extra through village – HS advised - DCC HW not commented on application yet, so it is now known if they consider this to be a severe impact

School safety – Nos of cars parked and with additional cars there will be an accident involving child

Pollution – additional vehicle emissions caused by the development

Flooding – heavy rain has severe impact on Pump Lane, water drains from field down St Helens and Pump Lane, Drainage issue fixed but just moved it down the road. – HS advised that is in a Critical drainage area – drainage strategy needs to be better than existing. Member of public pointed out bund not on access and so water would flow down the entrance. HS replied that Engineer has provided report and the layout is indicative. Nick Wallace pointed out developers not concerned after finished. Pointed out he gets flooded with sewer in his garden regularly (most recent this week). Maxine – advising streams running through village and what if water drains into that.

Lack of amenity – no shop, doesn't make sense adding more houses. HS – with no 5 year supply, is it sustainable, access to services and facilities, reduced reliance on car.

Louise Bingham – Could there be more houses – (HS) description upto 28 so detailed application would need to be for 28 or less. TDC may consider 28 may be too many. Local Plan should be adopted by TDC by end of the year. Can videos of issues be submitted.

Ed Serna – will drainage solution work. (HS) Will need additional work when detailed submitted

Maxine – light pollution, not suburban

Wildlife – has observed what is in and around, barn owls, MS – ecology report was based on half field during one day.

AB – advised on AONB detail. Asked everyone to email her their concerns, she has had meeting with Steve Belli (TDC), and then meeting with Rick and Maria and MW next week. She advised that she would meet with all parties before deciding if she will call the application in.

Andy Bloodworth – Negative impact on AONB – (AB) doesn't want to predetermine at a meeting. Wants to collate information. (PM) pointed out that barn owl nesting. Andy commented that would be losing village to urban sprawl. AB – increase of 47% in villages housing. Global objections and then specifics to property

Ed Serna – if called in 2 objectors and 2 for the application. Who would be speaking for the objectors

Louise – referred to roller coaster, opposed to it being called in. Suggesting objections have more power.

AB – advised likely to be higher level planning officer. Call in date is 31 July.

Laura – When decision going to be made on Lower Winsford

Maxine – raised internet issues, says by covered by existing hedges, that is not going to screen as they can be seen through in winter.

Annie – traffic, lorries, flooding all would increase likelihood of potholes.

Stuart – should every person write in. Advised that 2 individual letters from each member of household should write in, covering different issues.

Margaret – is it houses or bungalows –HS clear guidance in LVIA, that land near chapel would likely to be bungalows, some room in roof, some 2 storey houses, mix of unit sizes

Chris – Has FOI been carried out with TDC. Philip obtained information on Ricks communication with TDC. Officers no longer at Torridge.

Martin Reader – has anything been done about traffic calming outside school. Comments by DCC education advising of capacity – can we bring traffic issue up with DCC education. MW advised regularly bring it up to County Councillor.

PM has any work be done on capacity of drainage system. SWW not objected – contacted SWW direct.

2. Planning

2.1 1/0622/2017/OUTM – Outline application (with all matters reserved) for the erection of up to 28 dwellings (including affordable) and provision of public open space and surface water attenuation together with associated access, parking and landscaping | Land Off St Helens Abbotsham
Hugh proposed that we object to the application.

Objection

The housing need survey carried out in 2014 identified that there was a need for 6 affordable dwellings in the parish. The proposed development would provide 12 affordable units. How can this be acceptable when it is twice as much as needed.

The development would increase the village by 47%. This would have a detrimental impact on the character and appearance of the village setting. There are already properties in the village that haven't sold so we feel that there is no need for this large scale development.

The agent's report refers to mains gas in the village. This is incorrect.

All dwellings would need to rely on oil or calor gas or most likely a renewable energy supply such as air source heat pump and pv panels.

The close proximity of dwellings to the rear of properties in St Helens and Pump lane is likely to cause overlooking, have an overbearing impact, and cause loss of light

Traffic

The increase in traffic from the site would have a very significant impact on the village road network, most particularly the junction from Old Road onto the main road. Visibility is poor with cars parked up the road at all times and exacerbated at school times where there are vehicles parked on junctions, and both sides of the road in both directions. School traffic also spills onto Old

Road and St Helens. The Thatched Inn has recently extended and at busy times cars park on Old Road and into St Helens.

The increase of traffic onto the main junction will inevitably cause more accidents. At school time there is no visibility until a vehicle is in the middle of the road and at other times cars speed through the village.

There is no bus service to bring Bideford College back from school and the road is dangerous to walk with no pavement in narrow places

Drainage

There are many drainage issues. The existing combined sewer through the village already struggles to cope when there is heavy rain. The development would put severe pressure on the old pipe

Flooding

With heavy rain water causes flooding from the field in to the rear of dwellings in St Helens and water flows down the field entrance into St Helens and onto Pump Lane