

**CHAPEL AND HILL CHORLTON PARISH COUNCIL
MINUTES OF EXTRA ORDINARY MEETING held on
Monday 30th July 2018 at the chalet adjacent to Copeland Cottage, Haddon Lane,
Chapel Chorlton at 7:30pm**

Present:

Councillors: Mrs. V Folwell (Chairman), P. Hunt, J. Neal, Ms J. Oppenheimer, D. Sant
Clerk-Mrs J Simpson

There were 5 members of the public present and although there was no public forum agenda item in the EGM, the Chairman delayed the start of the meeting for 15 minutes to permit parishioners to speak about the intended agenda item. The main business commenced at 7:45pm..

1.0 To receive apologies for absence.

Parish Councillors C. Follwell and D. Meyer.

2.0 To receive Councillor's Declarations of Pecuniary Interest.

None were declared.

3.0 Planning Applications.

1. To consider the following planning application received (and any that are received between date of agenda and meeting.)

- 18/00507/OUT-Croft Farm, Stone Road, Hill Chorlton. Outline planning for the demolition of existing buildings, 1 replacement farmhouse, erection of 11 bungalows, access, parking and amenity space.

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00507/OUT>

A public open meeting had been held on 25th July and views had also been expressed to individual Parish Councillors.

It was **resolved** to submit the following response to Newcastle Borough Council:

Chapel and Hill Chorlton Parish Council supported the application in principle. However, it wished to make the following comments and raise specific concerns that do not appear to be addressed in the outline planning application:

1. It would support the construction of six rather than eleven bungalows.
 - The development would expand the present dwellings in Hill Chorlton by some 50% and would therefore represent an over development.
 - The Council would welcome an opportunity for more publically available green space as outlined in the emerging Neighbourhood Plan (public consultation ended 31st July 2018) in sections 3.1

- and 4.18, "Local Green Space and Green Infrastructure." The developers have already indicated that they would consider a small pond with a seating area within the development.
2. Local residents have expressed the view that they would wish the replacement farmhouse to be rebuilt on or close to the present dwelling.
 3. The Council would support the provision of affordable housing on site, rather than the developer making a contribution to Newcastle Borough Council. This is set down in the emerging Neighbourhood Plan section HG2. The Council suggests that perhaps the replacement farmhouse could be semi-detached smaller dwellings to achieve this aim.
 4. One of the principle concerns about the proposed development is the one of drainage; both foul waste and surface water. The Parish Council appreciates that at this stage the proposal is at an outline stage. However, it would have expected to have seen more detail of how this issue is to be dealt with.
 5. The other major concern relates to issues on the A51. i.e.
 - Visibility needs to be addressed-when leaving the location it is very difficult to have a clear line of sight of vehicles approaching from the right.
 - The A51 is a road with long standing and unresolved speeding issues. The Council does have concern about the safety of people accessing and leaving the location and would suggest that some method of traffic calming was introduced to help ameliorate the situation.
 6. The Council would like to suggest the following conditions, should the application be approved:
 - The hedges that are to be planted between the gardens should have a condition that they be maintained and not replaced by fencing during the lifetime of the development.
 - No upward extension to be permitted of the single storey dwellings for the lifetime of the development.
 7. The Council would like to suggest the following projects be considered for 106 funding contributions:
 - Resurfacing of the path between Sandy Lane and Woodside.
 - Improve the raised hard standing for passengers at the bus stops.
 - Improvements to Chapel and Hill Chorlton Footpath number one by the use of compacted hardcore.
 - Traffic calming measures on the A51.
 8. The Parish Council would wish to congratulate the developers for their innovative environmental approach to the proposed development.

The Chairman thanked the Councillors for their attendance, and there being no further business, closed the Meeting at 9.00pm