

BARROW GURNEY PARISH COUNCIL

Minutes of the **Planning Meeting** of the Parish Council held in the village hall, Barrow Gurney, on 4 November 2015.

Present: Eric Gates (Chairman), Geoff Coombs, Steve King, Claire Arbery, Andy Robbins, Rob McKenzie and Joanna van Tonder (Clerk)
4 residents

Absent: Phil Carnell

Distribution: The Parish Councillors plus Nick Wilton

1 Apologies for absence

No apologies had been received.

2 Declarations of Interest and dispensations

a) Declarations of Interest

Steve King declared an interest in planning applications 15/P/2301/F and 15/P/2302/F pertaining to the Barrow Hospital site as a property owner and resident of the neighbouring Hospital Cottages.

b) Receive requests for dispensations

Steve King submitted a request for dispensation to discuss and vote on current and future planning applications pertaining to the Barrow Hospital site. The Clerk advised the council that, although Cllr King had no pecuniary interest arising from his ownership of property in the neighbouring Hospital Cottages, NALC recommended that it was prudent to seek dispensation as a precaution.

c) Grant requests for dispensations

Members voted in favour of granting the dispensation detailed above for the duration of Steve King's current term of office ending May 2019.

3 Public Participation

Residents asked the council to take into account the following points when considering its response to the Barrow Hospital planning applications:

1. When the site was initially considered for redevelopment, it was deemed essential any development should be an employment generator. This would not be the case for a purely residential development as being proposed.
2. Despite a provision for affordable housing within the plans, concern was raised that there were no guarantees that this housing would actually be built.
3. The unsuitability of Wild Country Lane as an access road to service the additional 156 residences proposed was of grave concern.

4 Planning

It was agreed to discuss the smaller of the three applications first (15/P/2308/F) and to discuss both Barrow Hospital plans together (15/P/2301/F and 15/P/2302/F).

c) 15/P/2308/F – Barrow Gurney Cricket Club, Hobbs Lane

Members viewed the proposed block plan. Claire Arbery advised that there was a disparity between the planning application form and the contractor's site report with regard to the impact of the proposed cricket net cage on the trees / hedge in the SW corner of the property. The

contractor advised that trees would need to be removed to accommodate the net cage whereas the applicant had answered no to the question of the existence of trees / hedges on the development site.

It was brought to the council's attention that the trees and hedge had originally been planted to screen the clubhouse for the benefit of neighbours. The question of floodlights was raised.

It was agreed to defer comment to allow Andy Robbins to conduct a site visit and report back to the council at the forthcoming council meeting on 9 November.

a/b) 15/P/2301/F and 15/P/2302/F – Former Barrow Hospital, Wild Country Lane

Eric Gates began by reading the Parish Council's pre-application consultation comment followed by an e-mail from Crest Nicholson explaining a) why the applications had been split into two and b) why a care home was no longer a viable option for the site.

Members consulted planning documents and maps and considered the following aspects of the proposals:

- a) Affordable Housing: The provision for 32 homes within areas A-D and a proposed payment equivalent to 30% of site development at area E in lieu was discussed. It was noted that no four bedroom properties had been proposed within the affordable housing provision.
- b) Traffic: Members discussed the validity of the transport report commissioned in 2007 to support a previous application for an office development on the site that was considered to be the benchmark to determine acceptable traffic volumes for future development proposals. It was felt that Wild Country Lane was unsuitable for the level of usage the residential development would bring.
- c) Trees: It was noted that the Tree Officer had submitted a consultation reply warning that the woodland character of the site was in danger of degradation as a result of the proposed removal of several trees as well as the secondary effect of the proximity of several dwellings on the remaining tree stock.
- d) Status of the site: Geoff Coombs confirmed the site was categorised as 'a major developed site within the Green Belt' and was recognised as being only suitable for certain types of development. Due to its remote nature, the site was deemed unsustainable for residential use.
- e) Amenities / Public Transport: Members discussed the existing school and medical provisions located in Long Ashton. Members considered both on- and off-site amenities that would be required by a community of the size proposed as well as options for sustainable transport and access to public transport.
- f) Utilities: Members discussed energy and gas provision and drainage and sewerage on site.
- g) Housing density: Members considered the impact on the community and available civic resources of a fewer number of dwellings on the site as well as the possibility of more communal areas.
- h) Building height: It was noted that planning regulations specified new buildings could not exceed the height of any of the previous Barrow Hospital buildings and were to be kept below tree height.

It was agreed that Eric Gates would formulate a draft response for review at the forthcoming council meeting to be held on 9 November. The Clerk advised the Council that the deadline for comment had been extended to Thursday, 19 November.

The meeting closed at 9:15 pm.