

FALFIELD PARISH COUNCIL

Minutes of the Meeting of Council held on 26th October 2012 at 7.30 pm at Falfield Village Hall

Present

Parish Councillors: Mrs J. Hathway (Chairperson), Miss E. Jarvis, Mr K. Fryer.

Clerk: Mrs D. Bramley. **Public:** Ward Cllr John O'Neill and 6 Parishioners

The plans for the Orchard View Track were displayed for parishioners to view prior to the start of the meeting.

00299/12 Apologies for Absence

Apologies were accepted from Cllr Mountford and Cllr Murton.

00300/12 To Receive Declarations of Interest in Items on the Agenda

None

00301/12 Public Forum

00301.1/12 Orchard View Track Planning Application – PT12/3310/R3F

Parishioners present at the meeting had the following comments regarding the revised planning application:

That the in bend is tightened up to slow the traffic down e.g. reduce the kerb radius. This has been requested on a number of occasions but although informed it would be implemented it never has been.

It was originally planned that traffic would be stopped from going on the grass area but what happens now if cars need to pass each other?

Now that the exit has been removed this is a half measure and will not alleviate the parking problem created by the loss of the garages and will not work.

The revised scheme presented at the last Parish Council meeting showed the tree on the corner retained and ask that they go back to that plan and retain the tree.

The 5 spaces they are creating do not cater for the 5 spaces lost from the garage site as cars already park in this area and therefore will only provide 3 new spaces.

Parishioners have asked about hiring a garage since 2006 and were told they were not being rented. They have lost 6 years of rental payments and the garages have therefore been in 'managed decline'.

Parishioners question the need for affordable housing in Falfield.

A request is made to complete the work in the summer as the green area will be churned up and will take a long time to recover, as already seen with the test holes.

Parishioners mentioned the latest planning application to vary condition 2 of the approved housing application. Its details are as follows: *PT12/3513/RVC – Sundayhill Lane, Falfield, Wotton Under Edge, South Gloucestershire, GL12 8BX GL13 9DS - Variation of condition 2 attached to planning permission PT10/2883/F to read, No development to commence until the highway works to form 5no. parking bays permitted by PT12/3310/R3F have been substantially completed.*

The Parish Council have not been informed about this application formally as it has gone to Rockhampton Parish Council. The Clerk will contact South Gloucestershire Council and inform them of the mistake and ask for an extension so that they can reply after the next Parish Council Meeting.

Action: Clerk

Ward Councillor O' Neill addressed parishioners and stated that the revised plan was selected on the guidance of the Community Care and Housing department. When Streetcare start work on the parking and track application they will complete it and not stop half way through. They need to start building the houses shortly due to funding constraints, which is why they have applied to vary the condition linking it to the parking and track application. The variation of the condition on the housing application implies they only need to substantially complete the parking and not the parking and track before they can start building the houses. He also stated that he had told South Gloucestershire Council that it was unacceptable to have both applications being completed at the same time. Even if everyone objects to this parking and track application the houses would go ahead and the track may be lost. The Development Control Committee (West) Site Committee could be asked to visit the site for their opinion.

A parishioner also stated that he is currently in discussion with South Gloucestershire Council to legally confirm his right of access to his parking area at the back of his house via the track to the new houses. This access was a condition of the housing planning application.

Parishioners also asked that Tree Preservation Orders are requested for the remaining trees on the green area once the parking and track development has been completed and confirm the ones in place for the trees on Sundayhills Lane.

Parishioners were still concerned that Bats live in the garages and nothing has been done to deal with this.

Parishioners were advised they can respond to both applications themselves online or by post.

00302/12 Planning Matters

00302.1/12 The following applications were discussed

PT12/3310/R3F – Land in Front of Orchard View – Construction of 5 no parking bays, tarmac spur road, granular access track and upgrade of existing footway (amendment to previously approved planning permission PT10/2962/F)

Council Response:

It was agreed by all to submit the following response to this application:

Whilst we are disappointed that the original planning application PT10/2962/F will not be delivered even though it was promised to residents of Orchard View to compensate them for the loss of the garages which are going to be developed into 2 affordable houses. We would like to make the following comments:

1. We would like to state that this track does not offer the same amenity as the previous planning application PT10/2962/F and increases the traffic in front of the houses especially numbers 10 -14.
2. There are no passing places on the track which will result in traffic using the green area to pass other traffic.
3. The revised scheme (Diagram H51529-000 Revision J) presented at the Parish Council Meeting on 18th September 2012 showed an independent soak away with Tree No. 50 retained. We would like to see Tree No. 50 retained as it is well established.
4. We request that the radius of the kerb on both sides of the junction with Sundayhills Lane is reduced to prevent traffic speeding around the corner as children play on the green area.
5. That every effort is made to ensure the retained grass area is not damaged during construction of the parking bays and track as the ground is currently saturated and is easily churned up.
6. It is not clear from the 'Proposed Planting Schedule' diagram that these trees are in addition to those retained on the green area.

Action: Clerk

The following notices were noted:

PERMIT - PT12/2824/F - Grey Cot, Mill Lane, Falfield - Erection of a single storey side extension to form garage.

00303/12 Matters for Further Discussion / Information

None

Date of Next Meeting Tuesday 20th November 2012 at 7.30 pm

This concluded the business of the meeting, which closed at 8.30 pm.