

RISBY PARISH COUNCIL

Minutes of the planning meeting held on Thursday 23rd July 2015

Councillors present: D Abrey (Chairman), I Turner, S Gray, S Smith and J Read.

Also present: 10 members of the public

The following issues were raised during the Open Forum

Quay's Road application

One resident has e-mailed the following comment '*please can the planning for this include enough permanent parking so that there won't be increased parking on Quays road - as Quay's Rd is impossibly narrow*'. Concerns were also raised about access during construction and the fact that the new dwelling would overlook existing houses.

Quays Barn

Issues were raised about the following:

- a) Access during construction (not using the existing track to Quays Barns)
- b) The lack of substantial screening at the northern edge of the development nearest to existing houses
- c) The need to have a legal agreement to give priority to local people for the social housing element of the development
- d) The footpath is a public right of way and hence needs a formal diversion
- e) The boundary on the western side - a new hedge is required across the entire length

1. Acceptance of apologies for absence

Apologies were received from J Ince (clerk) J Gray and C Sutton

2. Declaration of Interest in items on the agenda

S Gray declared an interest in the Quays Road application and J Read declared an interest in the Quays Barns application.

3. Planning

DC/15/1134/FUL - 5 Quays Road, Risby - Single storey earth sheltered dwelling

It was resolved that no objections would be made to this application, however the Council would like to submit the following comments:

- a) Quay's Road is only 13 ft wide and is too narrow for vehicles to pass safely without one vehicle having to mount the pavement. The site plan shows provision for four vehicles, however the Parish Council asks that it be a condition of the application that no parking be allowed on Quay's Road itself, particularly in the turning area at the top.
- b) Again as a result of the narrow street width and lack of turning facilities, the planning officer is urged to make a site visit to determine the arrangements for access of construction traffic. As a result of that site visit consideration should be given to a consultation with residents and /or time limits on the movement of construction traffic.
- c) The new dwelling will overlook existing properties and hence a condition of the permission is requested to ensure fencing or screening to a height of 2 metres on all sides from the start of construction.

DC/15/1308/RM - Land south of School Road, Risby - reserved matters application - submission of details under outline planning permission DC/13/0520/OUT - The appearance, landscaping, scale and layout for 20 dwellings with associated service road and access.

It was resolved that the Council would object to this application for the following reasons:

- a) The most sensitive boundary is on the northern edge of the main site where the existing housing is closest to the new development. The outline application showed a full line of mature trees along the entire length of this boundary which has now been replaced by an immature hedge. This is not acceptable to the occupiers of Quays Barn. The re-installation of the line of mature trees is forcefully requested as the most important issue to existing residents.
- b) The boundary on the western side of the site requires a semi-mature hedge along the entire length and the removal of existing scrub, save for an access point to the site.
- c) The access road from School Road should be constructed first to ensure that there is no use of the existing access to Quays Barns by construction traffic.
- d) A legal agreement is required as a condition of the planning permission to ensure that priority of the social housing element of the scheme is to accommodate people with a local connection to the village, irrespective of the which housing association subsequently manages the properties.
- e) The footpath which crosses the site from the existing playing fields is a public right of way and hence needs a formal diversion to what is described on the plans as an informal footpath.

4. Approval of the changes to the mobile phone contract for the clerk's phone

The current 2 yr contract for the clerk's work phone expires in August. The clerk has arranged a SIM only deal for £12.75 ex VAT with unlimited minutes, unlimited texts and 1GB data compared to the £24.99 Risby Parish Council is currently paying. Vodafone is starting to charge for calls to Voicemail (45p per call) but this could be disabled.

It was resolved that the Council would approve the switch to a cheaper contract and that Voicemail would be disabled.

5. Any other business for noting or including on the agenda of the meeting on Thursday 3rd September 2015

- a) The Council has received a quote of £160 for the cutting of the hedge alongside the allotments. It was resolved that the quote would be accepted and the clerk asked to contact the contractor to arrange a time for the work to be carried out.
- b) E-mail from Andrew Harvey at St Edmundsbury Borough Council re the location of dog and litter bins and asking if anyone would be willing to meet him to review the current locations. It was felt that this was unnecessary as the current locations are suitable for their continued use.

There being no further business the meeting closed at 8.20pm.

Signed (Chairman) Dated