

## GREAT & LITTLE WHELNETHAM PARISH COUNCIL

**Minutes** of Extraordinary Parish Council Meeting held at Community Centre on 29<sup>th</sup> February 2016

### **Present**

Cllrs Peter Royce (Chairman), Cliff Dive (Vice-Chairman), Tim Webber, June Attwood, Steve Smith and David Howes

Catherine Hibbert (interim Parish Clerk)

Members of Public - 20 members attending

### **1. Apologies for absence**

Cllr Howard Singh

### **2. Public Question Time**

The following comments in relation to the amended application at item 5 were noted;-

- The scale of the development is too large; the number of dwellings is excessive for this village;
- The height of the proposed development is excessive, given the raised elevation of the development site in relation to neighbouring properties which will experience loss of privacy and light; a single storey proposal would be more acceptable;
- Car parking provision is inadequate – most homes will have more than two cars; the development is likely to generate at least 100 cars;
- Impact on A134/Stanningfield Rd junction will cause safety issues;
- The need for a cordon sanitaire around the sewerage works remains;
- Surface water drainage is problematic in this location already and run-off from the development is not capable of being accommodated by the existing surface water drainage system causing a risk of flooding;
- The development site is of archaeological interest with anecdotal evidence of significant finds; is this site right for development?;
- Will the PC be represented at the Development Control meeting on 4 March 2016;
- Individual concerns re (1) unsound wall dividing the development site from an adjoining property; and (2) private access rights running over the access way across which the applicant proposes wooden bollards;
- Upgrades to the bus shelters offered by applicants are not a priority. Residents would prefer contributions to go to additional bus services to make commuting by public transport viable. Residents want to ensure no loss of the demand and stop service to multiple points in the village. When this issue has arisen in the past, the provision of a formal bus shelter would have led to the withdrawal of the demand and stop service elsewhere in the village;
- Uncertainty over whether the school can accommodate the need for extra places generated by use of this development;
- A safe pedestrian crossing over the A134 is needed now; extra houses increase this need. There is a need for traffic calming on this dangerous section of road; developer

contributions are required for this as the need will be increased by additional housing on this busy point in the highway network;

- The cycle path no longer features in this development;
- This is a major development which will have an impact on the village. There is other major development in the pipeline locally which will together with this will cause major impact. Contributions ought to be secured to address those impacts attributable to these proposals;
- These proposals do not represent anything positive for the village;
- The village would welcome a more limited residential development on this site, appropriate in terms of scale and design;
- Determination of phase 2 would be premature – there is a danger of piecemeal development which will turn this discrete rural village into an estate on the outskirts of Bury;
- No provision is made for older people; no guarantee of priority access is given to local people;
- Impact on wildlife/bats;
- Increased traffic on this busy junction is dangerous.

*Public question time ended at 8.15pm.*

### **3. Minutes of the previous meeting to be agreed (any matters arising to be discussed during the course of the meeting)**

The minutes of the meeting dated 13<sup>th</sup> January 2016 were unanimously approved and signed as a true and accurate record of that meeting.

### **4. Members' Declaration of Interests.**

None.

**5. Amendment to planning applications DC/15/2277/HYB.** This application which was originally considered by the Council at its meeting on 17<sup>th</sup> December 2015 has been amended. The meeting reviewed the amended application documentation, comments made by the public earlier in this meeting, relevant development plan policies and its previous submission and **RESOLVED** to submit a further objection on grounds that the scale and height of the proposals is excessive, the impact on traffic is unacceptable; there is no need in this village for either any flats nor the proposed quantity of affordable housing. It was **AGREED** that two Councillors would attend the Development Control Committee to present the Council's objection on 4 March 2016.

### **6. Finance**

Payments to agree – D Howes – website annual and recovery fees £103.19

This payment was **AGREED**.

### **10. Any Other Business**

Arrangements for rotating the VAS signage were discussed and a new rota will be agreed.

The Chairman closed the meeting at 8.50 pm

**Next meeting – 9<sup>th</sup> March 2016**

Signed Chairman .....

Date .....