

# **Hardwicke Parish Council**

Minutes of a meeting of the Parish Council held on Monday January 6<sup>th</sup> 2020

## **Present**

Cllr John Perkin (Chair)

Cllr Fran Welbourne

Cllr Graham Brearley

Cllr Mark Ryder

Cllr Jill Brearley

Cllr Denise Powell

Cllr Darren Morris

Cllr Demelza Turner-Wilkes

## **In attendance**

District Councillor Gill Oxley, County Councillor and Kevin Lee, Clerk

## **1/20 Apologies**

Apologies were received from District Councillors Gill Oxley and David Mossman and County Councillor Stephen Davies.

Cllr Fran Welbourne informed the Council that Lyn Welbourne would be resigning from the Council due to ill health. Members placed on record their thanks for all the hard work and commitment that Lyn had given to the Parish Council and the Village of Hardwicke for over 14 years. Members wished Lyn well and hoped that he would be able to become active within the Parish at some point in the future.

## **2/20 Declarations of interest**

**There were none**

## **3/20 Public Consultation**

A resident raised concerns that he had heard that the post office facility at the One Stop Shop would be closing. It was agreed that the Clerk would make enquiries and report back. The resident also asked whether a dog bin could be provided along Elmgrove Road East. Members noted that it was difficult to identify a suitable place to site a bin away from houses and the shops.

## **4/20 Minutes of Previous Meeting**

The Minutes of the Meeting held on December 4<sup>th</sup> were approved as a correct record and signed by the Chair

**Resolved; to approve the Minutes of the previous meeting**

## **5/20 County Councillor and District Councillor Reports**

Both Councillors had submitted update reports which had been circulated to Members.

**Resolved; to note the reports**

## **6/20 Planning Applications**

The Parish Council considered its response to the following planning applications;

### **S.19/2658/REM Hunts Grove, Public Open Space**

**Resolved to propose the following amendments and modifications;**

- See-saw far too easy for a child to slip/roll off. Request a flat board see-saw is provided.
- Junior swing No 1, request solid a flat seat.
- There is no toddler cradle swing. Would ask a cradle swing be substituted in lieu of the second flat swing. Basket swings are not suitable for the very young child.
- Self-closing gates. Request that the self-closing unit is sited at the bottom of the gate.
- It is suggested that metal equipment should be provided instead of wooden, this will also be more robust and lower ongoing costs for residents/management company

### **S.19/2622/REM Hunts Grove Spine Road Driveways**

**Resolved; to express the Parish Council's concern that the proposed layout will encourage parking and obstruction on the primary through route and;**

- We request that dwellings are accessed only from secondary roads interior to the parcel to reduce parking concerns on the main spine road route
- VISITOR PARKING PROVISION - The layout includes no visitor parking provision, unless borrowing from adjacent parcels outside of this application. We request that at least 12 visitor parking spaces are provided distributed across the layout.
- NO-MANS-LAND ALLEYWAYS - The layout includes long narrow alleyways to access rear gardens. These alleyways are very narrow, have high fences, no lighting and no sense of ownership. They become a dark, unsafe space and could attract anti-social behaviour. We suggest the layout is adjusted to remove these alleyways. If they need to exist in some form, then each access

alleyway should be for one property, with clear ownership by the property and gated from the street or parking court approach. The Parish Council would welcome a site visit by planners and local police security representatives to consider this issue.

- It is noted that the level of density is higher than in original design and access statement

#### **S.19/2621/REM 163 dwellings, Parcel R3, R3EL, R5 & R7, Hunts Grove Phase 4**

**Resolved; to express the Parish Councils concerns as follows;**

Over Development, The development density is non-compliant with the Design & Access Statement of 2015, which states these parcels should be medium density, i.e. 35-45 dwellings per hectare. There appears to be confusion in interpretation of the Design & Access Statement as Section 4.3 suggests compliance at 44.6 - 48 dwellings per hectare, whereas Section 5.1 states "a medium density area".

The comments made in respect of application S.19/2622 and alleyways applied to this application also

#### **S.19/2524/DISCON Parcel R11, Hunts Grove Phase 4, Discharge of condition 10 (noise), 12 (contamination), 23 (CEMP), 26 (Access) on permitted application S.15/1498/VAR**

**Resolved; to seek additional monitoring measures regarding two aspects of the Construction Environmental Management Plan (CEMP) following significant previous issues reported, "Section 3 - Pollution Control Measures", and "Section 4 - Vehicle Routing".**

##### **Section 3 - Pollution Control Measures**

There appears to be insufficient monitoring of discharges to watercourses. In the past twelve months there have been two major discharges of mud / slurry to the Shorn Brook watercourse that have ended up in the balancing pond (SUDs) adjacent to the school, filling the pond with slurry and killing fish as can be seen from pictures available. We request monitoring measures of all contractors on-site to ensure compliance. For example, it appears to be possible that the road-sweeper vehicles can dump their collected slurry in to a road drain that ends up in the watercourse. How is it possible that this happens? Why were no pollution control measures in place to mitigate such an event? We request additional input from the Environmental Health Officer to impose monitoring or conditions to prevent further occurrences.

##### **Section 4 - Vehicle Routing**

The CEMP document defines construction routes for vehicles arriving and leaving site and that all Phase 4 construction traffic must use the new construction route via the B4008 marked in blue on Appendix A. However, there is no monitoring protocol defined. What happens if 99% of arrivals continue to use the old route that has been open for the last 10 years? We feel this is likely. The old route (Waterwells Drive / Marconi Drive) results in substantial disruption and safety issues for residents of the completed parts of Hunts Grove on Phase 1 and Phase 2. Further, the consequence of Phase 4 construction traffic continuing to use the old route is that it passes directly in front of the school - this is a significant safety concern! The developer should be required to actively monitor arrivals and departures to ensure compliance and protect the interests of residents and school children and to take action in cases where the incorrect route is used. For example, this could be a registration scheme and ANPR camera (as used at other Crest sites) or alternately a traffic marshal stationed on Waterwells Drive or Marconi Drive for the site operational hours. The CEMP document plan on Appendix A indicates that the Marconi Drive (original construction route) is applicable for Crest and David Wilson Homes construction traffic. As the Crest developments at Phase 2 are complete, and the new development parcels by Crest are located off the new construction route (B4008) we do not see any requirement for Crest construction traffic to be using the original construction route through the completed residential areas. We request that the Marconi Drive route is only used by David Wilson Homes until their Phase 2 development is completed.

**S.19/2502/DISCON Parcels R11 & R12, Hunts Grove Phase 4, Part discharge of condition 37 (sustainable design) from the application S.15/1498/VAR for parcels R11 & R12 only**

**Resolved; to record no objections**

**S.19/2505/ADV One Stop Shop Fascia signs x 4, graphic signs x 6 & 1 gantry sign (380566 - 212957) | One Stop Shop Community Store Elmgrove Road East**

**Resolved; to record no objections**

**S.19/2651/CPE Villas Barn, Longney - Lawful Development Certificate to demonstrate the use of land for over 10 years for the siting of caravans**

**Resolved; the Parish Council is aware of the previously expressed views of residents and does not therefore support the application**

**7/20 Local Plan Review**

The Parish Council discussed the draft local plan and the observations made from the public consultation events held. It was noted that the district council had granted Redrow to appear at the roadshow and this appearance had not been instigated by the Parish Council.

Members reaffirmed support for its Neighbourhood Development Plan which established that major development in Hardwicke should be concentrated at Hunts Grove. The NDP had been supported by residents of Hardwicke and the Parish Council would maintain its opposition to future large scale development in the village of Hardwicke

**Resolved; to maintain opposition to large scale development in Hardwicke and to develop a formal response to the district council outlining this opposition**

### **8/20 Finance Report**

The Clerk presented the finance report for the period ending December 31<sup>st</sup> 2019 and the list of monthly payments. Members were also asked to consider ideas for future projects as part of the budget setting process for 2020/2021

**Resolved; to approve the report and list of payments and to submit to the Clerk proposals for any future projects**

### **9/20 Buckingham Palace Garden Party**

Members considered the options for nominations and unanimously agreed that the former Chair and District Councillor, David Mossman be proposed. Members wanted to recognise the longstanding commitment and hard work that David had given to Hardwicke and its residents over a number of years.

### **10/20 Parish Councillor and Lead Member Reports**

Councillor Demelza Turner- Wilkes reported on the extent of mud on the roads and the works being undertaken in Pound Lane.

Councillor Mark Ryder commented that much of the work had been taken up with planning applications for Hunts Grove. He expressed concern that developers had known about the proposals but had left it until the last minutes before submitting the formal planning applications which gave the Parish Council less time within which to make comments.

Councillor Darren Morris gave an update on the establishment of Neighbourhood Watch for Hunts Grove, residents had been leafletted but there had been a poor response. It was noted that there may have been some confusion with the Community Alert Scheme.

During the update on the possible work at the village hall (part funded through the UBB community fund) Cllrs Denise Powell and Darren Morris declared their interest in the item as Members of the Village Hall Committee and took no part in any decision making.

Members agreed to seek funding from S106 money up to £6,000 to complete the works.

The Chair, Councillor John Perkin, reported that the Church had been unsuccessful in obtaining a grant from the UBB fund. Members of the Church were seeking funding to allow alterations to the kitchen area which would allow opportunities to attract and provide for wider community use. This was just a small; part of wider planned developments to enhance community use. The Chair asked for Members to support a grant of £2700 to allow the works to progress. The Clerk reported that this sum of money was available through the CIL contributions and the district council had confirmed that CIL money could be used for this purpose.

Members said they would like to see more information of the proposal before agreeing to the grant. The Chair agreed to speak to the Church Wardens.

**Resolved to note the reports and agreed actions**

**11/20 Date of April meeting**

**Resolved; to vary the date of the April Meeting from April 6<sup>th</sup> to March 30<sup>th</sup> 2019**

**The Meeting Closed at 21.15**

**Signed**

**Chair**

**Date**