

## **Gladestry Community Council**

### **Minutes of the special meeting held on Monday 21 December 2015 in Gladestry Village Hall**

Purpose of this Special Meeting. To hear the views of Gladestry residents in respect of outline planning application P/2015/1078 – development of land at Yellow Jack Barn (sic)/ Barn Meadow

#### Present

Gladestry Community Councillors: Mr Derrick Carrington (Chairman), Ms Jane Bisby, Mr Melvyn Hughes, Mr Viv Lloyd, Mr Gareth Croose, Mrs Dianne Moore and Mr Kenneth Waugh (Clerk).

Powys County Councillor: Mr Michael Jones.

Members of the Community: Roger Evans, Liz Lythall, Sharon Hall, Brian Hall, Joanna Crawshaw, Bob Terry, Frank Mullin, Sue Mullin, David Barwick, Janet Crewe, Joseph Alman, Kim Alman, Joe Alman, Howard Dean, Ann Dean, Alison McMillan, Andrew Abbott, Deborah Abbott, Roy Ingram, John Cook, Jenny Cook, Norman McLeod, Michael Johnson and Harriet Budd.

Mr Alman's representative: Mr David Hughes.

(Apologies if I have inadvertently missed any attendee – I have listed the names from the register that was passed around the meeting).

Welcome. The chairman of the Council, Mr Derrick Carrington, welcomed everyone to the meeting. He then asked Mr Joe Alman, the proposer of the planning application, whether he or his representative would like to speak in its favour; his representative, Mr David Hughes, did so.

The Application. Mr Hughes began by saying that a pre-application meeting had been held with Powys CC, resulting in this outline, and that it is indicative, rather than exact, in proposing five units/dwellings of which one must be to meet local needs and not be conditioned solely by market value in an attempt to keep the sale price affordable to local people. As such, the unit/dwelling would be subject to vetting by a Local Need Officer and capped at 60% of a local value. He went on to add that an ecological report had been produced and that no further research was required; that porosity tests had also been successfully undertaken; and that built units/dwelling would not have septic tanks but have local sewage treatment facilities. Mr Hughes again emphasised that this was only an outline plan to establish the principle of development on this site. Any progression beyond this principle would require local input and consultations, such as this evening's, before any application could reach full planning consent.

The Chairman then asked if anyone else would like to speak in support of the application.

Mr Brian Hall said that he felt that it was important that the village grew and developed, but wondered if this proposal is the right way for such growth to take place.

Mr Melvyn Hughes observed that Gladestry needs to grow, but not in the style of recent buildings and not necessarily just local needs housing. He felt that this outline application was not doing any harm.

The Chairman asked if anyone would like to oppose the proposal.

Mr Howard Dean then spoke, and began by stating that he was not against development in Gladestry provided that applications comply with current legislation and that the technical terms and conditions laid down by Powys are met. He said he wished to emphasise the aspect of precedent possibly created if this application was successful, in that Gladestry's classification as a small village supports small infilling and ribbon-like development between existing dwellings; and that this proposal is not of this nature, and does not comply with guidelines as it is a speculative development outside the village boundary on permanent pasture land. Mr Dean added that he believed that if this application is approved it will set a precedent that will make it impossible to turn aside any future applications, which will certainly follow, and the effective role of the Community Council will be lost forever.

Mr Andrew Abbott stated that he would like to oppose the application in its entirety, for the following reasons: that houses will be substantial and not affordable by local people, with prices ranging upwards of £400k; that the development would be outside the village curtilage in the Unitary Development Plan; and that he had concerns about the validity of the percolation tests, which had been taken away from the planned site and in summer when the water table was at its lowest. Mr Abbott said that he thought that the import of extra water to the site would exacerbate the present flooding problem at the lower end of the village.

Mr Roger Evans spoke next. He expressed concern about new drainage requirements being beyond the current drainage line, having an adverse effect on his shared Klargestre. He added that he also shared Mr Abbott's concerns about the percolation tests that had been undertaken.

Mr Brian Hall added that he, too, was concerned about the effect extra drainage needs would have on the flood plain in the village as all new drainage would end up in the Gladestry Brook, which was already liable to flood.

Mr Norman McLeod brought the meeting's attention to a notice from Powys Highways, dated 18 December 2015, stating that this planning application should be refused because it would lead to an exacerbation of hazards to the detriment of vehicular and pedestrian safety.

Mr Frank Mullin was the final speaker. He reiterated concerns expressed by others, in particular relating to drainage issues; safety issues arising from the increase in traffic affecting both pedestrians and vehicles; the fact that the proposal is outside the current village curtilage and beyond the scope of the UDP. Mr Mullin also added that there is a discrepancy in the size of the proposed new dwellings between that stated on the planning document and actual building descriptions; and that there is no public bus service to or from Gladestry, as stated in the proposal.

There being no other speaker, the Chairman declared the meeting closed for public discussion and that the Community Council meeting would now commence. The Chairman and Mr Viv Lloyd both declared a private interest in the planning application, and took no further part in the meeting, with Mrs Jane Bisby taking the role of Chair.

Jane introduced the Community Councillors, and said where they lived within the community.

Jane then reminded Councillors that they were here to make a decision on the planning proposal – to agree or oppose it – and that the decision must reflect the views of the community rather than any view held personally. The response to the planners must reflect what Councillors have heard from those present this evening, and echo the opinions that the community needs to develop, and create new facilities along side any such development.

Jane then summarised the views already heard, as follow: that there are potential drainage problems from this particular proposed site, and that percolation test results are not as realistic as they could be; access and egress are identified problems, with a lack of suitable pedestrian ways; and that there are concerns about the demographics because plans indicate large, expensive properties likely to attract well-off retired people rather than young, local families. Jane then asked Councillors if they had any views.

Melvyn mentioned that the issues relating to drainage had not prevented Yellow Jack from being recently built on what is a very wet part of Barn Meadow, and wondered why this had been allowed. Jane responded that we were not here to comment on existing builds, but only on the new proposal.

Gareth said that he was a little confused by Powys appearing to change its position on local housing needs by perhaps agreeing a move away from the UDP. Jane said that this may be because Powys is under pressure to provide land for housing.

Dianne asked if there was a demand for housing of the type indicated on the application, and that she was concerned about the type of development rather than one which would meet the needs of affordability for local people and shape the future of the village accordingly.

Jane then suggested moving the Council to a conclusion, and added that if outline permission is given it would lead to a time-driven process of detailed workings, and mentioned again the dangers that such a precedent could create.

After further discussion and amendment, the following statement was proposed by the Chairman:

“Gladestry Community Council opposes the outline planning application on the grounds that the application falls outside the area of the Gladestry UDP currently agreed with Powys County Council.

Having listened to the views of the local community members present, Gladestry Community Council also has serious concerns about the applications effects, if approved, on land drainage in the village; on accessibility and road safety in the area of the proposal; and on the type of housing being proposed (as indicated by the drawings provided).

Councillors stated that they were not, *per se*, against development in the community, but wished to place on record that any future housing development should much better reflect the needs of the local community by being affordable by those members and by being attractive to families”.

It was seconded by Gareth. Those voting in favour were Jane, Gareth and Dianne. Voting against was Melvyn. The Clerk was asked to convey the Council’s decision to Powys CC by the deadline given.

Jane then closed the Council meeting, with thanks to all who attended.