

Newport Parish Council Planning and Environment Committee

Minutes of the Meeting held at 7.30 p.m. on Monday, 21st September, 2009 at Church House, Newport

Present:

Cllr T. Denyer	(TD)	(Chairman)
Cllr P. Arscott	(PA)	
Cllr M. Bowker	(MB)	
Cllr A. Johnson	(AJ)	
Cllr J. Rose	(JR)	
Cllr A. Yarwood	(AY)	

In attendance:

S. Vernon-Harcourt	City &
Country (P062 —P065)	C. Griffin
Clerk	
Residents of Frambury Lane	(P062 —
P065)	
Residents of Pond Cross Farm	(P062 —
P065)	

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P062 Apologies for absence

Apologies were received from Cllr C. Gilbank, Cllr M. Sell and Dist. Cllr P. Wilcock..

P063 To receive any ‘personal’ or ‘personal and prejudicial’ interests relating to items on the Agenda

The following personal interests were declared: PA in planning application UTT/0842/09/FUL, JR in planning application UTT/0842/09/FUL, AJ in planning application UTT/0842/09/FUL, AY in planning application UTT/0842/09/FUL and personal and prejudicial interest in P064, P069 and planning application UTT/1109/09/FUL.

P064 To discuss the revised planning application for The Maltings

Simon Vernon-Harcourt, Head of Planning & Design, City & Country presented the new proposals. He confirmed that City &

County want to make the best use of this site as it is very sustainable. At present only 50% of the space is occupied. The new proposals include 12 residential properties (two storey with loft conversions) and no commercial space will be lost. Simon Vernon-Harcourt said he hoped that the new plans have addressed the concerns previously expressed and highlighted the following points:

- The concern regarding the overbearing impact on Berwyn House and Buriton House has been addressed
- ECC Highways are satisfied with the existing entrance

028

- To avoid overlooking properties at the back, all top windows will be fixed (non-opening) and obscured.
- The eaves height will be lower than the existing buildings.

Members and residents present raised the following points.

- Foundations. (SVH said that drilled piles or a raft would be necessary. He will refer this to their Engineer)
- Height of the proposed new dwellings (SVH confirmed the dwellings are two storey with loft conversions)
- Close proximity to the river
- Disabled parking (SVH confirmed this should not be "back to back" as shown on the plan)
- Refuse collections (SVH will check that UDC has agreed to collect from the site)
- Car parking space (SVH confirmed this is in accordance with requirements)
- Disruption to businesses (SVH confirmed that City & Country will do everything they can to retain the existing commercial businesses)
- High Rents (It was reported that some companies have left because the rents are too high. SVH will investigate)
- Maintenance (It was reported that companies have left because of inadequate maintenance. SVH will investigate)
- How will the history be preserved? (SVH said this is a fantastic site and will be looked after if it is occupied)
- Will the dwellings be sold on a leasehold or freehold basis? (SVH will find out and advise the PC)
- Larger properties would be more suitable.

Simon Vernon-Harcourt advised that he has discussed the scheme with a Planning Officer and Conservation Officer at UDC and will supply the PC with the details. The plans should be finalised within the next few weeks and he will let the PC have a copy of the plans by email and in paper form.

The Chairman thanked Simon Vernon-Harcourt for attending.

P065 Public participation session (15 minutes available if required)

(Discussion took place prior to P064)

The residents of Frambury Lane presented the Chairman with a letter, petition and photographs objecting to the building of 34 affordable dwellings at Frambury Lane, planning application UTT/1209/UTT/FUL refers.

The residents highlighted the following:

- Frambury Lane cannot take the existing traffic
- Speeding and parking is already horrendous
- It is extremely difficult for emergency vehicles to gain access
- An extension to Bowker Close would be a more suitable location. (AY advised that the landowner is not prepared to sell any more land in that area)

029

The Chairman pointed out that a 20mph speed limit would be introduced shortly together with double yellow lines around the corner at the top end of Frambury Lane. The residents felt these would only be effective if they are policed. It was felt that a mini roundabout at the T junction would be more helpful. The Chairman advised that this suggestion would be taken up with ECC Highways.

The Chairman thanked the residents for attending and confirmed that the PC would take their views and comments into consideration.

P066 To approve the Minutes of the Meeting held on 20th July, 2009

Resolved that the Chairman should sign the minutes as approved.

Proposed: AY

Seconded: AJ

All agreed

P067 To receive an update on Planning decisions and Appeals

UTT/0588/09/FUL

Applicant: Newport Free Grammar School, Bury Water Lane

Proposal: Formation of new internal wall

Comments:None

UDC: Conditional Approval

UTT/0596/09/FUL

Applicant: Mr. A. Phillips, Queens Court, High Street
Proposal: Change of use from business to residential
Comments: None
UDC: Conditional Approval

UTT/0548/09/FUL

Applicant: Mr. N. Bishop, Willow Chase, London Road
Proposals: Erection of new dwelling
None: Outside development limits
UDC: Awaiting Decision.

UTT/0652/09/FUL

Applicant: Mr. S. Pryke, Long Common, Debden Road
Proposals: Erection of two storey side extension, single storey rear extension, extension to garage.
Comments: None
UDC: Conditional Approval

UTT/0768/09/FUL

Applicant: Mr & Mrs Emanuel, 8 Church Street
Proposal: Two dormer windows to rear elevation.
Comments: Dormer windows are not in keeping with Conservation Area, roof lines and other properties. Will overlook other properties.
UDC: Conditional Approval

030

UTT/0692/09/FUL

Applicant: Mrs. C. Griffin, Newport Parish Council
Proposal: New Youth Club and Scout Hall to replace existing
Comments: None
UDC: Conditional Approval

UTT/0851/09/FUL

Applicant: Mr & Mrs Bond, Little Rising, London Road
Proposal: Proposed first floor extension to side and two storey extension to rear — enlargement of chimney, amendment to UTT/1957/08/FUL
Comments: Non
UDC: Conditional Approval

UTT/0837/09/FUL

Applicant: Mr & Mrs Dormon, The Old Vicarage, High Street
Proposal: Demolition of existing garage. New garage with
Studio (Amendment
to previously approved scheme UTT/1254/03/
FUL)
Comments: The proposed new garage/studio should be for
non-residential and non-
UDC: Conditional Approval

P068 To consider planning applications received

UTT/0842/09/FUL

Applicant: Newport Free Grammar School
Proposal: Repositioning of eastern boundary wall
Application withdrawn

UTT/1109/09/FUL

Applicant: Hastoe Housing Association
Proposal: Construction of 34 Affordable dwellings with
access road, drives and
parking with off-site drainage works (balancing
pond)

The letter received from residents of Frambury Lane was read by
the Chairman:

”Please find enclosed a petition containing 104 signatures from
residents of Frambury Lane who oppose the above planning
application. We request that this strong opposition be noted
within your minutes, acted upon and replied to. As you can see
there is an overwhelming concern from existing residents over
this housing scheme which must be recognised.

The residents request a full open enquiry into the development,
with the main concern the overload of traffic within an
infrastructure that is already unable to cope with its existing
demands.

031

The evident safety concerns with regards to the village primary
school positioned directly opposite the proposed development

Bicheno, ECC. Planning application UTT/0842/09/FUL has been withdrawn and NFGS are now proposing to make a path on the inside of the wall, bridge the river, and retain the tñint wall. The path would be accessible to the public, with an exit next to the Toll House. The owner of the Toll House is in agreement with the proposal.

AJ pointed out that it would be beneficial if this path could continue up the side of Bury Water Lane and come out near the electric sub-station. PA will prepare a plan.

It was proposed that Clerk should write to ECC confirming that the PC are satisfied with the new scheme to make a path on the inside wall and send a copy of the plan showing the proposed continuous path.

Proposed: AY Seconded: AJ All agreed

032

P071 To consider an application for a parking restriction at Bullfields and discuss other parking issues

It was agreed that there are parking problems in this area but there are many other areas in the village where the situation is very similar and the PC cannot look at one area in isolation.

The Traffic Management Group will discuss parking issues in the entire village when they next meet and give an update at the next Planning meeting.

P072 To discuss a request from the Friends of St. Mary's Church, Newport, for a donation towards the Charity Football Match on 4th October.

It was proposed that the PC should give a donation of £100 toward the Charity

Football Match.

Proposed: AY Seconded: AJ All agreed

P073 To receive an update on the area of land adjacent to 161/163 Cherry Garden Lane

CG and Clerk have contacted Mr. M. Brown at Riga Property Services. He has

advised that Riga are not proposing to build on this area of land at present, they are merely tidying up. He also confirmed that the footpath would be put in before building commenced. Clerk has checked the planning decision notice and this is one of the conditions.

P074 To receive an update on the area of land in Frambury Lane, owned by Riga Property Services

Following the last meeting, Clerk spoke to Mr. Brown at Riga and informed him that the PC would like to see their rough plans. As soon as they have been drawn up he will advise the Clerk.

P075 To consider registering the areas of land, owned by the PC, with the Land Registry

AY advised that PC's are being encouraged to register their land with the Land Registry. Clerk will contact the PC's Solicitors and request a quotation, per item of land.

P076 To discuss the Planning Budget for 2010/11

It was agreed that as there are no additional items to add to the Planning Budget this should remain as per the current year, i.e. £7,000.00

Proposed: AY
agreed

Seconded: PA

All

033

P077 Items for next Agenda

To receive an update on Jikes Youth Centre (Planning)
To receive a report on the installation of a Defibrillator in the village, for public access (JR to prepare report) (Full Council)
To approve application to C.I.F. (Full Council)
To discuss Planning application UTT/1165/09/FUL for 8 Bury Water Lane (Full Council)

P078 To discuss any other Urgent matters of interest to the Parish

P078.1 PA suggested that a copy of the UDC planning approval for Jikes Hall should be sent to the Scouts. Clerk will write to the Chairman, David Cotterill enclosing copy. AY advised that he has been in contact with David Cotterill and will be meeting the Chairman of the Sports Committee, Tony Phillips, on 30th September to discuss a number of issues. It is hoped that subsequently all parties can get together and a Steering Group established. Cty Cllr Ray Gooding has offered to help.

P078.2 AJ reported that a meeting was held at the Playground today, 21st September, and full costings for the replacement of the bark, removal of the sandpit and replacement fencing should be available for the October Full Council meeting. LB is endeavouring to re-energise the Playground Committee

P078.3 AJ advised that the report on the Village Walkabout has been discussed and the necessary "actions" agreed. Report has now been re-circulated.

P078.4 The Firework Committee provided PA with copies of Risk Assessment and Insurance but these documents covered Pyrotechnics, not the event. Clerk to write again to Clive Bunting requesting the documents for the event and pointing out that if the PC do not receive these by 5th October, they will not allow the event to take place.

P079 Date of next meeting

The next meeting of the Planning & Environment Committee will be held on Monday

16th November at 7.30 pm at Church House.

The meeting closed at 9.50pm

