

LUDDINGTON PARISH COUNCIL

MINUTES OF MEETING HELD ON TUESDAY 14th JULY 2015 AT 7.30pm

Present: Councillors Hughes (in the chair), Gist, Jones, Harriott, Beeley and Nutt.

In Attendance: J. Madge (Clerk), County Councillor Horner, District Councillor Barnes and 34 members of the public

Apologies: Cllr Hegarty

1. Public Participation:

- (a) Mr and Mrs Skett live next to 143 Luddington Road Luddington and are affected by Mr Payne's planning application on the Agenda. They were concerned that the proposal was right on the border and could affect their foundations, that they would be losing light to their front windows and that proposed side windows overlooked their garden and rear windows looked into their conservatory. Mr Payne was in attendance and confirmed there were no side windows, that the proposal included foundations of a raft design to a depth of 0.45m, which would not affect the neighbouring foundations which were at a depth of 1m, and that the boundary was not party so his proposal was entirely within land in his ownership. The Chairman suggested there appeared to have been a lack of communication between the parties about aspects of the proposal and suggested they meet to try and clarify such points of difference.
- (b) The rest of the attendees were concerned with the planning application for the erection of up to 15 dwellings at land off Luddington Road Luddington. No one in attendance was in favour of the proposal. The Chairman noted that some objections had already been posted on the SDC website and referred everyone to the Planning Officer's comments regarding the pre-application report available on the website and read some extracts from the report suggesting the application was not supported by current planning policies and criticising aspects of the layout and design in the proposal. Points made from the floor included:
 - i. Luddington is not classed as a local service village and therefore the development would be classed as unsustainable
 - ii. The road layout, with the road leading towards the boundary on the Stratford side of the site suggested an intention to lead into a further ribbon development
 - iii. The application did not include any proposed advantages or improvements for the community in its supporting documents
 - iv. The land is a green field site over which the owner has recently obtained an Environmental Stewardship Agreement
 - v. It was questioned whether the owner's application was being funded or supported by a developer, but there was no evidence that this was the case and it is only an Outline Application
 - vi. Reasons need to be put forward supporting no development to be relevant in the event of an appeal against a refusal of the application.

- 2. Minutes of the Meeting held on the 16th June 2015 had been circulated and were approved and signed.

3. Matters Arising:

- (a) Meeting with DEFRA: the Chairman reported on a constructive meeting between DEFRA, their Agents and the residents' action group. The Agents acknowledged that the original proposal was ill-conceived and inappropriate, and there was an acknowledgement that only a development on the current footprint of the existing site would be reasonable, which equates to about 31% of the total site. They are now considering and researching exemplar design projects and intend to consult again before any further plans are submitted.
 - (b) Dates for meeting Matthew Neal of SDC in August regarding possible preparation of a Neighbourhood Plan and/or Housing Needs Survey and/or Village Design Statement were considered.
- 4. County Councillor's Report: CCllr Horner reported as follows:
 - (a) WCC have retained its Trading Standards Department – other Councils have cut them. It has been recently successful in stopping counterfeit tobacco supplies and in investigating motor service garages.
 - (b) There are concerted moves to make savings by combining authorities, especially in metropolitan areas such as Greater Manchester and West Midlands. WCC interested in organising a wider shire authority by co-operating with counties such as Worcestershire and Herefordshire. The Fire Service already has joint working arrangements with those counties and links to the control centre in Northamptonshire.
 - (c) WCC still needs to deliver about 60% of the required savings. The budget measure to introduce the living wage will affect areas such as adult social care making targeted savings more difficult.
- 5. District Councillor's Report: DCllr Barnes reported as follows:
 - (a) The response of the Inspector to the Core strategy is likely to increase the required housing numbers for the district to 15,500. This is likely to mean the proposal for Long Marston need to be included, which will result in the proposed new road from Bordon Hill crossing the river by the race course, behind Stannells Close.
 - (b) There could be changes to the National PPG making it possible to re-develop brownfield land without going through the current planning process.
- 6. Finance:
 - (a) The Community Account stood at £7,586.23.
 - (b) Following bill passed for payment:
 - i. £45.00 for Luddington Village Hall for meetings between April and June 2015
 - ii. £472.00 for P Rudge for work on Village Green, Village Hall, Church Yard and Bus Shelter between 27th May and 26th June 2015.
- 7. Specific Agenda Items:
 - (a) Communication by the Council. It was agreed to postpone detailed consideration to the next meeting, but to arrange an additional meeting on 25th August for this purpose.
 - (b) Crime risks and Crime Prevention. There was concern at the increase in crime in the area including recent murders in Stratford, vans being hi-jacked and broken

into, a robbery at the shop in Dodwell Park and various objects such as marked broken branches being used as markers to identify properties for burglars. Increased police patrols in the area had been arranged.

8. Correspondence:

- (a) WALC – offer of assistance with compliance with Transparency Act.
- (b) SDC – free planning seminars. All 7 Cllrs wished to attend on 24th September 2015.
- (c) David Nutt – broadband update. Cllr Nutt has been chasing CSW and BT for further information, in particular concerning possible fibre to remote modes intended to assist connection in remote communities. The distance from the Welford exchange means improvement in speeds seems unlikely, and trying to get information as to what would be required to switch to the exchange cabinet in Luddington Road. There has been no update on Contract 2, although the information is due to be available in July.
- (d) Healthwatch Warwickshire Annual Report and GP Survey
- (e) CSW Broadband update
- (f) Aon Insurance renewal from 1st June 2015
- (g) Clerk to circulate further relevant correspondence

9. Planning:

- (a) Smith (15/02052/OUT) Land off Luddington Road Luddington – Erection of up to 15 dwellings with some reserved matters, open space provision, new vehicular access surface water attenuation and other ancillary and enabling works. Agreed to object on the following grounds:
 - i. The site is valuable agricultural land which should be protected under NPPF
 - ii. The site is outside the defined settlement limit of Luddington and the gap between the settlement and the outskirts of the town should be preserved
 - iii. The site is a green field site
 - iv. Luddington is not a local service village and the proposal is not sustainable. The recent appeal decision regarding land opposite 209 Luddington confirmed this principle.
 - v. The numbers identified in the Housing Needs Survey related to the distinct communities of Luddington and Dodwell, not just to Luddington and as the parish has since expanded to include the new East Ward the numbers are not necessarily reliable.
 - vi. There are concerns regarding the adequacy of the drainage infrastructure and the brook adjoining the site already floods
 - vii. The proposed access is not considered safe and additional traffic will exacerbate existing traffic issues.
 - viii. The layout and design of the proposal does not reflect or integrate with the existing community and provides no community benefit whatsoever.
- (b) Payne (15/02060/FUL) Sunnyfields 143 Luddington Road Luddington – Proposed two storey side extension. It was agreed to object on the grounds that the front of the garage extension breaches the 45 degree angle from the neighbouring property and the proposal is detrimental and imposing to the neighbouring property.

- (c) Haines (15/02050/LBC) Clover Cottage 203 Luddington Road Luddington – Repair and carry out maintenance to thatched roof installation of damp-proof course and associated repairs and maintenance to existing masonry walls beneath original timber frame. It was agreed to support the amended proposal and to request an early decision.
- (d) Adjoining Council Notification: Wood (15/01880/PVN) Drayton Manor Farm Alcester Road Stratford – installation of 1632 solar panels (approx 430 kWp) on non domestic roofs. No comment

10. Business for Future Consideration:

- (a) Traffic Safety/calming
- (b) Parking obstruction outside Arthur's Seat.

Next Meeting scheduled for Tuesday 25th August 2015 at 7.30pm

Meeting closed at 9.58pm