

**ABBOTTS ANN PARISH COUNCIL
MINUTES FROM THE MEETING HELD ON
MONDAY 3rd AUGUST 2015
7.00PM AT THE ABBOTTS ANN WAR MEMORIAL HALL**



Present: Parish Councillors Griffiths (Chairman), Mrs E Howard (Vice Chairman), B Sims, Mrs S Coffey, Mrs B Deacon, A Hayter, Borough Councillor Mrs Flood

Members of the Public: In excess of Seventy Members of the Public

Guest Speaker: Mr Mike Jones – Richborough Estates

Minutes: Mrs A Taylor – Locum Clerk

ITEM		ACTION
1.	<p>Apologies for Absence Apologies were received from Parish Councillor Mrs Bleeker, Borough Councillor Stallard and County Councillor Gibson.</p>	NOTE
2.	<p>Declarations of Interest None declared. Cllr Griffiths stated that although he knew the owner of the land in relation to item 4, he did not have any pecuniary or non-pecuniary interests in the application.</p>	NONE
3.	<p>Public Participation Mr Jones, Richborough Estates declared he was prepared to take questions in relation to the application. He stated that Richborough Estates are only promoters of the land, and should permission be granted on the application, the land would be sold onto a developer.</p> <p>Mr Jones explained that the application needs to demonstrate the land could potentially accommodate 70 houses, but the developer could not increase this number at a later stage.</p> <p>Members of the Public raised the following questions, to which the promoter responded:</p> <p>1. When would a developer decide whether the design would be feasible, or not? The Promoter designs to allow the maximum number of houses suitable for a site. Contractual obligations mean the land has to be shown with maximum capacity; therefore they could not consider a lower number of houses.</p> <p>2. What's the rush? Contractual obligations and because the Local Authority are under pressure to consider proposals. The promoter also suggested arranging a meeting at the WHM was not feasible before next year. Cllr Griffiths corrected this fact that the WHM was not available until August due to works at the</p> <p>3. Why couldn't the meeting have been held elsewhere? Alternative locations were suggested to the Developer. Alternative locations had not been researched or considered.</p> <p>4. Requested a presentation from the Developer? Agreed, did also contact the Parish Council, but the Parish Council did not want to meet prior to a formal application.</p> <p>5. Have you got any pre formed S106 contributions? St Johns Cross roundabout is a traffic issue requiring attention and funding. Traffic volume would increase which is not wanted. No pre application consultation with the Borough Council was carried out.</p>	

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Developer said a meeting was arranged, which at the last minute the Planning Officer advised that his Policy officers would not be turning up as they were awaiting a legal opinion. He advised if Highways do not perceive an issue with the St Johns Cross roundabout, then there would not be a scheme.

6. 40% of dwellings will be affordable, how does this potential supply match the potential need within the village?
TVBC requires schemes to allow 40% affordable housing; therefore the scheme does not suggest 40% is the need for affordable housing.

7. Appears to be significantly a lower number of parking spaces to dwellings, so appears to not have been allocated?
All Developer will aim to provide as much parking as much as possible to each dwelling. Resident felt this was incorrect as the plan appears inadequate parking.

8. The application is contrary to the Local Plan. As a matter of principal the application should be opposed.
Via e mail a member of the public stated: The application is contrary to the village design plan. Within the Design Statement states the site is designated to open countryside and should be preserved.

9. Can you explain more design quality that would be passed onto the developers? This is an outline application, the local authority will impose a number of conditions, which will address the concerns raised.

10. Is it a given that if TVBC refuse this application, will you take this to appeal. Didn't commit an answer.

11. Why not making adjustment to road ways considering already had fatalities, what cost benefit analysis have you done to clarify whether the development is non-viable. No indication made to date that alterations to roadways are required. Highway Authority have not responded to the outline application, therefore as far as they are concerned there are no required offset roadway amendments.

12. Enquired whether Pegasus were the same company as Richborough Estates. Richborough are the land promoter, Pegasus are the designers. The leaflet was sent out by the promoter.

13. A resident stated her disappointment that no effort was made that the entire village did not receive the leaflet that was circulated.

14. What your role once the initial project is over? Who owns the land after? Who fills in the green spaces at a later date with more houses?
Land is never owned by the promoter. The land owned will sell the land onto a house builder. The builder can only work within the permission should. Doesn't prevent him applying for a new scheme.

15. 36 on the Abotts Hill site, all with car parking spaces with off road parking. When cars park on the street ambulances can't access the site. The site is similar sized site. If 70 houses are here and one car per bedroom is allowed, that's a large number of cars added to this village. Too many houses on site and the entrance to site is on a hill. Advised to be on site in the rush hours of the morning before thinking about a further 70 houses.

16. In principle it should be opposed as contravenes the local plan, village design statement and is outside the envelope, over development, extra traffic would create real hazards, the school is already full, raw sewage already overflowing as drains can't cope and TVBC are already on their way to meet housing targets.

17. Assurance that the social houses, priority given to those within the village that have connections to the village. Promoter puts 40% to meet TVBC's criteria, some will be affordable rent, part ownership, various options. In terms of local,

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	<p>subject to S106 agreement. Affordable housing usually fundamental agreement with a cascade agreement with housing registered with a housing association.</p> <p>18. Have a need for smaller properties for elderly people as those downsizing do not have the opportunities currently to remain in the village to do so. Bungalows catered for within the scheme and if permission is granted, then bungalows would have to be built.</p> <p>19. Design statement does represent and is still relevant to the Village.</p> <p>20. Lives directly opposite proposed entrance. At peak times high volume of cars for dropping off for school. Majority are outside of village. Ambulances and buses have difficulty pulling into Bulbery and to accessing the bungalows. A previous application for a house was refused as it would be dangerous. The site is in the worst place this could be built.</p> <p>If 69 houses are built, then they would have priority for school places blocking out those outside of the Parish.</p>	
<p>4.</p>	<p>Planning: Cllrs to propose a response for submitting to TVBC in relation to the following planning application:</p> <p>Cllrs to propose a response to the planning application 15/01634/OUTN – Land at Bulbery Field, Duck Street, Abbots Ann (Outline application for the erection of 70 dwellings with associated public open space and access):</p>	<p>NOTE</p>

Meeting closed at pm