

## **Minutes of an Extraordinary Meeting of the Parish Council of Stamfordham held in the Village Hall at 7.30pm on Thursday 11 October 2018**

Those present Councillor Trevelyan Chairman

Councillors Boylan, Fitzpatrick, Scratcherd, Sharp, Wilson and Busby

Present Eighteen member of the public

1. Apologies for absence from C Miller (Clerk)
2. Planning Matters Planning West of Brewery Close Planning Application NO: 18/03407/FUL Construction of five new build two storey detached dwellings with three detached garages and associated access

After Councillors comments and questions members of the public were allowed to put questions and comments

The Chairman read out the Parish Council comments and objections on the previous application for six houses on the site

It was agreed that the Chairman, Vice Chairman and Councillor Boylan should agree the Council's objection and comments and submit them to the planning authority

3. The agreed submission was as follows

1 The development would be on an area liable to flooding, creating a significant risk to dwellings within the development and also to existing dwellings on the north and south side of the river where serious flooding has occurred previously.

2 The County Council Local Plan recognises the significance of the land as green belt, stating that it should be protected (SMC 4). This is further supported by the National Policy Framework.

3 The site is a significant element of the wild-life corridor supporting a wide variety of species with more than 40 different birds observed on the site.

4 There is some evidence of the land in question being unstable with earth movement witnessed by residents over the last 20 years

5. The proposed access road onto the B6309 to the site is in a dangerous location and would be on a blind corner and on a crest, providing poor sight lines and a hazard for motorists. The access would be the third junction onto the B6309 in a very short distance.

6 Residents of Brewery Close will suffer loss of privacy due to the raised aspect of the site in relation to their properties. There is also a concern of loss of light in the evenings as a result of the scale of the development.

7 Concern about the adequacy about the number of car parking spaces as most houses will probably have at least three cars resulting in possible parking on the B6309 causing more hazards to motorists

8 The Parish Council believes the proposal will result in over-development within the village. The village would be in danger of being subject to urban sprawl which would not be in keeping with the village identity.

9 Inadequate space for up to 15 bins for collection. as residents will probably have one normal bin, one recycling bin and one garden waste bin. The placement of the bin area directly behind Brewery Close properties poses a health risk as it would attract vermin to the area and to the gardens of Brewery Close

10 If the application is granted there is concern about the method of removal of the decreased depth of 1.5 metres. Also how is the decrease in depth going to be monitored?

11 If given approval there should be a condition that no construction vehicles including cars should be parked on the B6309

The meeting closed at 8.00pm