

BARNWELL PARISH COUNCIL

Minutes of the Extraordinary Meeting held on Monday 2nd August 2021 at The Village Hall Barnwell at 7.30pm

Present: Councillors D Brown (Chair), C Soans (Vice Chair), J De Bock, T Herring

In attendance: N Phillips (Clerk),

21/08/175	To receive and approve apologies for absence H Hanlon, C Forrest, G Wise – apologies accepted
21/08/176	Public participation session None
21/08/177	To receive declarations of interest under the Council's Code of Conduct related to business on the agenda. None
21/08/178	In response to the Covid-19 outbreak in the UK and in the event that it is not possible to convene a meeting of the council in a reasonable time, the Clerk shall have delegated authority to make decisions on behalf of the council only in such circumstances where no Cllr is available to consult with, and where such decision cannot reasonably be deferred and must be made in order to comply with a commercial or statutory deadline. The delegation does not extend to matters expressly reserved to the council in legislation or in its Standing Orders or Financial Regulations. Any decisions made under this delegation must be recorded in writing and must be published in accordance with the relevant regulations. This delegated authority ceases upon the first meeting of the council after the council meeting at which the delegation was put in place Resolved: All in favour
21/08/179	To consider and resolve the Council's response to planning application received. NE/21/00783/FUL : Demolition of existing bungalow to floor level and construction of new dwelling, re-using, in part, existing foundations and floor slab. Carinya Main Street Barnwell Peterborough PE8 5QB Resolved: Objection (see attached) NE/21/00845/FUL: Demolition of two outbuildings located at the rear of the property; Erection of replacement single storey timber garden room using retained Materials. 46 Main Street Barnwell PE8 5PS Resolved: No objection
21/08/180	To respond to the Planning Inspectorates interim report on Public Highway MF2 (Part) Diversion Order 2017 Resolved: No objection so no response needed.
21/08/181	To receive a report on the visual speed indicator signs and to resolve what action if any to be taken Resolved: To review the situation at the September meeting and if no improvement to seek replacements or a full refund from the supplier.
21/08/182	To appoint a Councillor to carry out the weekly playground safety checks for the next two months.

	<p>Resolved: The following rota was established: Cllr Herring – July to September, Cllr De Bock – September to November, Cllr Forrest – November to January, Cllr Hanlon – January to March, Cllr Soans – March to May, Cllr Brown – May to July.</p> <p>Past safety check sheets to be stored in the archive,</p> <p>Cllrs Brown and Soans to investigate the failure of the leg divider on the baby swing and instigate repairs.</p> <p>Cllr Soans reported that he had carried out the checks on the Recreation Field and equipment and found no problems. A pile of branches had accumulated (source unknown) and would be removed and used to help construct a wildlife habitat.</p>
21/08/183	<p>To add Cllr T herring as a signatory to the bank mandate</p> <p>Resolved: Cllr Herring to be added to the bank mandate as a signatory.</p>
21/08/184	<p>To discuss and resolve when the lime basal growth on The Green can be trimmed to allow the grass to be cut more easily</p> <p>Resolved: Cllr Brown will carry out the work after September 1st, all material removed will be used to create a wildlife habitat in a corner of the Recreation Field.</p>
21/08/185	<p>To discuss and resolve whether this PC wishes to support Titchmarsh PC against possible additional warehousing being erected.</p> <p>Resolved: Due to the possible adverse impact this large scale development could have in terms of additional traffic movements and light pollution BWPC will support Titchmarsh PC in striving to prevent such a development being constructed.</p>
21/08/186	<p>To confirm the date of the next meeting as 21st September 2021</p> <p>Resolved: Date confirmed</p>
21/08/187	<p>To close the meeting</p> <p>The meeting closed at 08.47pm</p>

Signed:

Dated:

The proposed development is far too large for the plot and too close to neighbouring dwellings with only around a meter clearance on each side with space at the rear of between 1 meter and 7 meters. The site is close to and overlooking the conservation area and clearly visible from the conservation area.

Although the street scene provided shows that the roof line is similar to the neighbouring property, the height of the eaves is far higher

The roof lights are completely out of character for the area and unnecessary, and do not provide a clear function for a two storey house and raise concerns that additional living space may be created in the attic in the future.

The wood cladding is also out of character as although it may provide some visual interest and softening of the over powering size of the proposed redevelopment it is not in keeping with the village houses which are predominately stone or brick.

The fact that this plot has a relatively narrow back garden means that overlooking of the neighbour's gardens by 5 windows could be a major detriment to the southern neighbouring property. The majority of the upper floor windows will substantially overlook neighbouring properties and as the installing of obscured glass is impractical for bedroom windows due to the reduced quality of living to the residents and is at risk of being unenforceable. Therefore in the event of this development going ahead consideration should be given to removing any overlooking bedroom windows.

There is insufficient off road parking for a 5 bedroomed property plus lack of adequate vision splay to allow vehicles leaving site safely and to protect passing pedestrians.

The loss of a smaller property caused by the proposed development is contrary to Policy B12 of the draft Barnwell Neighbourhood plan which clearly states 'applicants for the development of new dwellings will need to demonstrate how their proposals will meet the housing needs of older households and/or the need for smaller, low cost homes for sale.'. In addition the application is contrary to Policy B 12 of the draft Barnwell Neighbourhood plan and local housing survey which states ' the development of housing with more than three bedrooms will only be supported if it is demonstrated that the development would otherwise be economically unviable'. Cllrs see potential for a three bedroom family dwelling and would have no objection to a smaller well designed property being constructed on this site

If such a development is allowed it could set a precedence for other over development and loss of much needed smaller dwellings.