**COLWINSTON COMMUNITY COUNCIL**

MINUTES OF THE SPECIAL MEETING HELD IN THE VILLAGE HALL, COLWINSTON ON TUESDAY JULY 23RD 2013 AT 9.00PM

1. **ATTENDANCE**

Councillors:

G.W. Bates Chairman

E.H. Lewis Deputy Chairman

B. Kennard

Mrs J Horton

Clerk: Jane Corwin

1. Apologies

Apologies were received from Councillors Maclehose, Bellin and Austin and from County Councillor Thomas.

1. The special meeting was immediately preceded by a village meeting, open to all residents of the village, which had been arranged to allow Councillors to hear the views of the village on the outline planning permission submission to build 45 houses on the Waterton Lodge site.
2. The earlier meeting had been attended by 70 people and Councillors felt that this had enabled them to hear a wide range of views about the application.

The main points raised by residents were:

* The proposed development was felt to be over scale. An additional 45 houses would increase the size of the village by approximately 30%.
* Drainage and sewerage issues were a real concern to many, especially following flooding in the valley behind Beech Park and in one property in Beech Park itself during the recent winter/spring. The river is already contaminated by sewage run off during very wet conditions and the concreting over of land would only exacerbate the problem. It was felt that Welsh Water would have objections to the plans as they have said in the past that they would not permit any further properties to be connected to the current system.
* Traffic concerns were highlighted by many. 45 new houses could result in approx. 90 additional cars in the village. The roads in and out of the village are narrow, there are two blind corners adjacent to the development site and the road nearest the school is too narrow to put a footpath in to improve the safety of pedestrians. There are no employment opportunities within the village and therefore the number of car journeys would inevitably increase. The traffic survey carried out as part of the application was done on a non-standard school day and would not reflect the true volume of existing traffic.
* Based on similar other developments in the area, here was no confidence that the number of houses proposed would be adhered to, even if permission were to be obtained. The development could give access to the field behind Beech Park for further potential development.
* The paddock area at Waterton Lodge was regarded as agricultural land, not the garden of the house itself. The land should not be regarded as low grade as stated in the application but as grade 2/3 agricultural land.
* The character of the houses would not match that of the rest of the village, either in lay out or in building style and although outside the actual Conservation zone, would be visible from many locations within the village envelope
* The village has no shop and following the withdrawal of the bus service, no access to public transport.
* The previous ODP was never adopted and should not be used as a justification for this development.
* A smaller scale development of, say 5 houses, would not be objected to by most people as there was a recognition that there is room within the village for some additional housing.

The Chairman had thanked everyone for attending the meeting and had said that the views expressed were very much in accordance with those of the Community Council itself and would be used to inform the response that the Council would be making to the Vale.

1. Declarations of Interest

Councillors considered very carefully whether anyone had a personal interest in the planning application under discussion. The properties of Councillors Kennard and Horton overlook the site but the Chair stated that in his view, this did not constitute a personal interest that needed to be declared because the scale of the development was so large that it impacted on everyone in the village, including Councillors.

1. Councillor Kennard had drafted a response to the application which included all the points raised at the village meeting and it was agreed that this should be sent to the Vale Planning Department, together with an appendix prepared by Councillor Bellin on the specific drainage issues that would result from the development. Following a few minor amendments, the Clerk will deliver the formal objections of the Community Council to the Vale by the deadline date of July 30th.
2. Date of Next Meeting

The Chairman reminded everyone of the village meeting arranged for Monday August 19th at 7.30pm, at which G2 will make a presentation about their forthcoming planning application for a wind turbine to be sited at MB Jones Farm at Corntown.

The next meeting of the Community Council itself will take place on Tuesday September 10th 2013.