

MINUTES OF THE MEETING OF THE PARISH COUNCIL OF OGBOURNE ST GEORGE
HELD ON THURSDAY 23 FEBRUARY 2011 IN THE VILLAGE HALL AT 7.30PM

Those Present: Mr K Macdonald (Chairman)
Mrs M Cook
Mr T George
Mrs W Reardon Smith
Mr C Freeman (Clerk)

Apologies were received from Mr K Howard, Mr R Iliffe, Mr K Wallace, Mrs J Milton (Wiltshire)

3 residents were present

Planning: E/2011/1708/FUL- Pooles Yard residential development – The Parish Council considered the issues raised at the previous meeting. Councillors resolved to respond to Wiltshire Council in the following way:

The open session during the previous Parish Council meeting was considered successful and notably uncontentious with general feeling in favour of a development. The Parish Council welcomes the development at the site in principle. However Councillors were concerned about several issues raised by the parishioners, as follows:

Housing boundary: The proposals appear to exceed the planning boundary although the architects had assured the Council there wasn't now a boundary as such. It was considered crucial that the site be clearly defined to ensure there was no a precedent set that would allow, in future, building outside the village limits. Also, the view of a very large percentage of parishioners (as expressed by the outcome of the recent Village Plan Survey) was that development must be kept within the village boundary.

Village green: It was considered that as the plans had developed and a village green had been included the development boundary had pushed more than 20 metres further than originally planned. The Councillors wanted clearer definition of policy HC24 regarding the extent of infilling of a site such as this. It was considered that the green was of a size that would annoy everyone and would probably be better sited elsewhere. As such the onsite amenity of the green could be smaller allowing for the boundary to be within the perceived building line. The south west boundary needed to be fixed so that it couldn't be exceeded in future. Therefore the opportunity for planning gain could be elsewhere in the village.

Consideration was given to the possible S106 contribution, said to be about £17,000, to provide further leisure facilities in the parish. If the plan were revised so the housing green was smaller, then it was suggested that an alternative piece of land, suitable in size and orientation for a football pitch, could be provided to the Parish Council to enhance village facilities. This would simply be a relocation of land already allocated.

It was noted that maintenance of any green space would be a matter of a legal agreement between the developers and the PC being responsible for its maintenance. The view was expressed, and concurred with, that it would have been better for this to be an outline planning application, rather than a detailed full application.

Sarsen wall: The condition of the wall is so bad that the PC did not wish to take on responsibility for it. If it must be retained in any shape or form, the Council would prefer to see it incorporated into the properties rather than remain where it is as it makes a boundary for the green.

Traffic: The issue of increased traffic was considered to be a potential problem but it would be one for the Highways department to deal with following notification from the Parish Council. It would be brought to the Highways Department's notice in the response to the application.

Houses and garages: An important point of concern was the lack of garages in the development. Even in the open market properties there were three without garages which it was considered would lead to random development of possibly out of context garages within a short period of time following the properties on the development being sold. Although there was apparently sufficient parking area within the curtilage of each property there was significant concern that there would be overspill on to the High Street.

It was also expressed as a concern that none of the properties were designated as connected to the farm as it was anticipated that sometime in future a farmhouse would be required.

Adopted road: The Council would want the assurance that the road would be adopted to full standards, so that all services would be provided, and that street lights would be installed to its specification as the lighting authority, confirmed in writing.

Affordable housing: The Council was satisfied that the social housing as planned met the basic requirements of the social housing trusts, particularly Wiltshire Rural Housing Association. Following the previous meeting, Wiltshire Council has implemented a Housing Needs Survey which it anticipated would provide further information to feed into the planning process. The Council trusts that the Wiltshire Council planning department will confer with their colleagues re the survey and the wishes of our parishioners.

Nomination rights: It was considered important that nomination rights for as many as possible social housing properties be vested within the village.

The Clerk would respond to the application stating that whilst the Parish Council was, in principle, in favour of development of this site, it was objecting to this application on the grounds of the issues discussed at this meeting. The Clerk would draft the response for the approval of the Councillors.

Other minuted issues:

The traffic issue in Bottom Lane, already pending resolution by the Highways department, was not considered to be a relevant issue to this application. Similarly the mention of a possible village shop was outside the scope of the Council's consideration of this application as was the suggestion of a tennis court.

It is taken on trust that the rainwater flooding problem that have previously occurred in the area between The Parklands Hotel and Parkfield House would not be exacerbated by this development as the architects had assured all excess rainwater would be channelled to soakaways.

Infrastructure issues of water supply, electricity and sewage disposal were considered to be for the authorities to ensure were adequate.

A southerly slip road for the A346 was both out of the question and not related to this application.

There being no further business the meeting closed at 20.35.

Signed as a true record.....

Keith Macdonald Chairman. 8th March 2012