

**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.	Apologies for Absence Apologies were received from Parish Councillor Mrs Bleeker, Borough Councillor Stallard and County Councillor Gibson.	NOTE
2.	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.	NONE
3.	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. 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. Members of the Public raised a number of concerns, which related to traffic safety, volume and parking. Concerns also included the number of inaccuracies within the application, lack of research into the village and its surroundings, the effect the development would have on the village, school and that the development is contrary to a number of policies within the Local Plan and the Village Design Statement. Disappointment was expressed in the lack of effort made to hold a public meeting at the pre application stage. Not all properties had received the flyer sent out by the developer. Inadequate parking, lack of green space and out of character designs were also a concern.	
4.	Planning: Cllrs to propose a response for submitting to TVBC in relation to the following planning application: 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): Cllr Hayter expressed concern that Abbots Ann was not a village identified for development within the existing and the revised Local Plans. The development did not demonstrate sustainability and it appeared that poor effort had been made at pre application stage. A number of inaccuracies had been made throughout the application. This development could increase the village population by over 20%. The	

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	<p>development could bring a potential further 150 cars within the village, causing undue load on already congested roads and with additional safety concerns to the already existing issues such as that at the St Johns Cross Junction.</p> <p>The Parish School role is already at capacity. The design appears urban and is out of character for the parish. No provision of open space. Utilities already are overstretched.</p> <p>Cllr Mrs Howard was of the opinion that the School is full to capacity. She raised concerns that any children who move into the village currently cannot get a space. Should the promoter fund a new classroom, this would not solve the issue as the children awaiting entry would not be of the same age group, differing age groups would require placement across the board. She was also of the opinion that the development was not sustainable.</p> <p>Cllr Sims saw the statistics as poor, especially those created in relation to St Johns Cross.</p> <p>Cllr Griffiths was of the opinion that the potential development would have Highway issues, flooding issues, would overload the sewage system, have an adverse effect on the village school. The development is contrary to the local plan as it currently is, policies of which are still valid. The development would have a social impact on the village. The promoter's uses of statistics were incorrect.</p> <p>Cllr Griffiths was of the opinion that the outline application went against a number of material planning considerations, which were:</p> <p>Contrary to Local Plan</p> <p>Contrary to Supplementary Documents</p> <p>Contrary to Government Planning Policies</p> <p>Contrary to National Planning Framework</p> <p>Would be an Overdevelopment</p> <p>Goes against the Character of the area</p> <p>Scale and bulk</p> <p>Traffic generation, safety and parking</p> <p>Lack of need</p> <p>Cllr Mrs Deacon proposed objecting to the application. There is no public support for it; the application is in contravention of the local plan, the village design statement and the village envelope.</p> <p>Cllr Mrs Howard seconded, unanimously agreed to object to the application.</p> <p>RESOLVED: OBJECTION to the planning application 15/01634/OUTN – Land at Bulbery Field, Duck Street, Abbots Ann</p> <p>15/01727/FULLN – Hillbury, Salisbury Road, Little Ann: Change of use from chiropractic annexe to self-contained unit for a family member. Cllr Hayter proposed a no objection, Cllr Sims seconded, all agreed.</p> <p>RESOLVED: NO OBJECTION to the planning application 15/01727/FULLN – Hillbury, Salisbury Road, Little Ann</p>	
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Meeting closed at 9.01pm