

Minutes of the Parish Council Meeting  
held on Thursday, 15 July 2004 at 7.30 p.m.  
in the Village Hall, Abbots Bromley, pursuant to notice having been given.

Present: Cllrs: PJ Charles (Chairman), C Cook, D Eatough, AE Elkington, RT Esling, L Fox, RSV Jarman, JA Needham

Also present: EA Roy (Clerk)

Apologies for absence: Apologies for absence were received and accepted from Councillor McLoughlin.

Members of the public attending: A Deeks, S Godfrey, M Godfrey, A Pearce, L Cooper, B Hawksley, M Fitton

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### **Minute 36: Public Session**

The Chairman welcomed the members of the public and invited them to address the meeting.

Arthur Deeks reported that he had written to ESBC to express his views on the application for development at Ivy House. These were:

- It does not address community needs for affordable housing
- Two spaces per unit is still insufficient parking provision when many garages are not used for vehicles and to cater for visitors
- The lack of "street scenes" for the type C 3-storey houses on plots 18/19 overlooking Marcia Rice Court is disturbing since this is probably the most contentious view of the scheme
- Objection to the removal of the mature ash tree (ref 282) which is a dominant visual element of the area

Alun Pearce agreed with the previous comments and went on to say that he does not believe the concerns about Marcia Rice Court – noted by the developer in their design statement – are adequately addressed and the new properties will directly overlook theirs, with consequent loss of privacy.

Martin Godfrey agreed with the previous speakers and also drew attention to the implications of additional traffic movements which he believed would create hazards for both pedestrians and vehicles. Already the impact of parked vehicles can make entrance to, and exit from, Marcia Rice Court extremely difficult. The proposed development can only make it worse by encouraging additional on-street parking and traffic in an already congested area. The development seems good for Redrow homes but not for the village and will add further difficulties for older/disabled residents.

Sheila Godfrey pointed out that due to the presence of the zebra crossing, any overflow parking will be to the front of the Post Office and Marcia Rice Court making exit from the Court dangerous by reducing visibility and adding further obstacles to be negotiated.

A period of discussion followed these statements and points raised during this included:

- Those present who had attended the event organised by Redrow to showcase and explain the plans, felt that the staff present seemed unwilling/unable to answer concerns raised and attention was drawn to the fact that their site plan was inaccurate.
- There was a further safety issue related to the school buses at the beginning and end of the day. These drop off and pick up in a area that will be directly affected by the additional traffic turning into and out of the development.
- The ash tree referred to above should perhaps be considered as the subject of a tree preservation order as had been done for a similar ash tree in Ashbrook Lane?

All present agreed that they were not opposed in principle to development of the site, but were convinced that improvements were necessary to turn the scheme into one that would enhance rather than spoil this part of the village.

The Chairman thanked the members of the public for their contributions and normal business was resumed at 20:12.

### **Minute 37: Declarations of interest**

There were no declarations.

### **Minute 38: Planning**

#### **38.1 Applications**

**345 - PA/02885/019: Land at Ivy House, High Street:** Erection of 20 residential units, garaging and alterations to existing vehicular access (including demolition of shop)

Received: 30/06/04 Replied: 16/07/04 Response: As made clear in the response to the previous application, the Parish Council believes that smaller "starter" homes are needed in the village rather than the predominance of 4-bedroom units in this revised scheme. While recognising the reduced number of units and attempts to improve the overall appearance, the Parish Council still has a number of concerns: **INADEQUATE PARKING:** Although the number of dwellings is reduced compared to the previous scheme, the exclusion of Ivy House from the count and the increased number of bedrooms per dwelling does not result in a significantly reduced population density. The Council does not therefore believe that the modest increase in parking per unit in this revised scheme is a real gain. The increased family sizes that the larger units are likely to attract will inevitably result in more cars per dwelling. As previously reported, car ownership is higher than average in the area due to the lack of public transport. Parking on the High Street will affect the operation of the Post Office for which a significant proportion of customers arrive by car and park briefly for their visit. In the worst case, impeding this could reduce business to the point where the Post Office is no longer viable and a vital service to the village would be lost.

**PROPERTY HEIGHT:** Notwithstanding the presence of existing 3-storey dwellings in the village, the inclusion of a group of these on an elevated site overlooking existing dwellings – some of which are bungalows – seems inappropriate and results in a significant loss of privacy mainly to properties in Marcia Rice Court.

**TRAFFIC & SAFETY:** These concerns are mainly related to the high risk of overflow parking. Residents of the area have raised the same issue and point out that the implications of overflow parking include:

- Making entrance to, and exit from, Marcia Rice Court hazardous by obscuring visibility and creating a narrower carriageway to drive onto
- Reduced safety for schoolchildren alighting from and joining school buses close to the junction where the new development joins the main carriageway

These are in addition to the concerns expressed previously by the Council which were:

- Firstly, the quantity of traffic that the scheme will generate at peak times turning into and out of an already busy highway.
- Secondly, that the overflow parking will further impede the flow along the High Street and also considerably reduce visibility both for vehicles leaving the development and for those negotiating the bend towards the Village Green when parking extends in that direction.

**ROAD WIDTH:** The aim to reduce traffic speed by road narrowing and use of alternate surfaces is admirable, but has it taken into account the need for refuse and emergency vehicles to access the site? Again, the limited parking provision is likely to

create some "on-street" parking within the development. Could this inhibit passage of larger vehicles?

**346 - PA/02885/020: Land at Ivy House, High Street:** Erection of 20 residential units, garaging and alterations to existing vehicular access (including demolition of shop)

Received: 30/06/04 Replied: 16/07/04 Response: As 345.

**347 - CN/02885/017: Land at Ivy House, High Street:** Demolition of shop and outbuildings

Received: 01/07/04 Replied: 16/07/04 Response: The Parish Council raises no objections to this application subject to approval of a development application and providing that measures are in place to protect neighbouring residents and properties from any hazards exposed by the demolition.

**348 - CN/02885/018: Land at Ivy House, High Street:** Demolition of shop and outbuildings

Received: 01/07/04 Replied: 16/07/04 Response: As 347.

**349 - HO/15905/014: The Cottage, Uttoxeter Road:** Erection of a single storey rear extension

Received: 15/07/04 Replied: 16/07/04 Response: The Parish Council raises no objections to this application.

**350 - LB/15905/015: The Cottage, Uttoxeter Road:** Erection of a single storey rear extension

Received: 15/07/04 Replied: 16/07/04 Response: The Parish Council raises no objections to this application.

**351 - HO/12563/010: Mount Pleasant, Uttoxeter Road:** Erection of a two storey extension including installation of dormer windows and use of roof space as 3rd floor and single storey side extension (revised proposal)

Received: 15/07/04 Replied: 16/07/04 Response: The Parish Council raises no objections to this application.

## **38.2 Decisions**

No decisions had been notified since the previous meeting.

## **38.3 Correspondence and other planning matters**

38.3.1 The Clerk reported that ESBC Planning have informed us they have refused an application to remove a hedgerow at Park Farm.

## **Minute 39: Date, time and place of next Meeting**

It was agreed that the next meeting should be held at 7.30pm on Wednesday 28 July in the Memorial Room at the Village Hall.

The Meeting concluded at 21:36 pm.

Chairman ..... Date: .....

Proposed: ..... Seconded: .....