EATON UNDER HEYWOOD & HOPE BOWDLER PARISH COUNCIL

**M I N U T E S**

# OF THE EXTRAORDINARY GENERAL MEETING HELD AT TICKLERTON VILLAGE HALL

**THURSDAY 29th SEPTEMBER 2016 at 7.30pm**

**109/16 Present & Apologies for absence**

**Present**

Cllr. G. Watts - Chairman

Cllr. L Gray

Cllr. C Pugh

Cllr. M Young

Cllr. S. Jones

## Apologies for absence were received and accepted from

Cllr. B Orme, Cllr. T Madeley

### In Attendance

Clerk, Mrs J de Rusett and twelve members of the public

**110/16: Declarations of Interest relating to this meeting.**

Members are requested to declare any Disclosable Pecuniary Interests they may have in matters to be considered at this meeting in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

No Declarations were made in relation to this meeting.

**111/16 - Public Forum**

All members of the public present had come to discuss the planning application and were heard when that was considered.

**112/16 - Planning application**

16/03746/FUL - application by Mrs S Akers of St. James' Cottage, Cardington for the erection of four open market detached dwellings with detached garages, the formation of vehicular access and an estate road on land between Ticklerton Cottage and Meadow Brook, NE of Ticklerton.

This matter had previously been considered by the Parish Council on the 19th September 2016 when it had become apparent that many parishioners were unaware of the application as no pre-planning consultation had taken place and the signs advertising the planning application had been obscured due to road works. It was felt that not all objectors had had an opportunity to raise their concerns. The meeting was also told that a revised Ecological Report had been filed that afternoon, but no councillor present had been able to read it prior to the meeting. The applicant's agent. Mr White advised he was intending to file an amended plan as he had failed to note the presence of a footpath which crosses the front of the site. It was agreed that the Clerk would apply for an extension of time within which to deal with this application but if it were not granted, an EGM would have to be called. Subsequently an extension of time had only be granted to the 17th October which the parish council could not comply with and so this EGM had been called.

The parish council had considered all the objections on the planning portal and had analysed them. The revised Ecological Report, which had been marginally amended, had been considered. At the date this EGM no revised plans had been lodged on the planning portal explaining how the footpath No. 8A was to be accommodated by this planning proposal.

The members of the public present were invited to comment on the analysis of objections prepared by the council and lengthy discussions ensued.

 At the conclusion of the discussions Cllr. C Pugh **PROPOSED** that the Parish Council should Object to this application and should list the reasons why the application could not be supported, namely:

1. The existence of the foot path is not mentioned on the plans, thus no provision is made on the plans for the footpath to be diverted or extinguished. We understand that a previous attempt by the applicant whilst resident in an adjoining property to have the footpath diverted was abandoned.

2. This is an unsuitable development on a rural green field site in an AONB in terms of its density and the style of the houses proposed. The mini urban estate style of the development with executive houses is completely out of character with the hamlet of Ticklerton and its surrounding countryside and is largely outside the existing footprint of the hamlet.

3. The proposed development provides no benefit to the local community, which needs 2 - 3 bedroom homes for local people to buy or rent.

4. There are no amenities in the village and no public transport so all journeys have to be undertaken by car. The lanes which serve Ticklerton are narrow and barely adequate for the existing traffic, far less the additional traffic this development would generate.

5. The lane in front of the proposed development frequently floods. The hard standing created by this development will impede water run-off, will exacerbate flood risk and will block an existing watercourse which crosses the site. There is concern that the septic tank soakaways could contaminate the lower land, brook and possibly adjoining properties.

6. The validity and scope of the Ecological Report and the amended report is challenged on the basis of insufficient field work.

7. The responses from parishioners to our questionnaire for the Parish Plan revealed:

 45% supported some development of housing within the parish for local employed people.

 40% of people supported affordable housing for local people to buy

 21% of people wanted no development of any kind.

 This application is for expensive open-market executive houses so does not fulfil the wishes and needs of local inhabitants.

 The proposal was **SECONDED** by the Chairman and **AGREED UNANIMOUSLY** by the members.

**13/16 - Questions for the Chairman**

No questions were raised for the Chairman.

 There being no further business to conduct, the Chairman closed the meeting at 9.00pm

**Date & Venue of next Ordinary Business Meeting**

Monday 21st November 2016, 7.30pm at Hope Bowdler Village Hall

 **MINUTES SIGNED BY:**

 **DATED**