

Clutton Parish Council
Monday 3rd May 2016, 7.30pm in the Village Hall

Public Submissions on planning application 14/05692/RES Parcel 0006 Maynard Terrace.

A resident stated that the application lacked detail, the ecological survey is out of date and still to be completed, the approach to the issue of Coal / mineshaft on the site is to deal with it as problems arise. When they attended a recent PC meeting Curo admitted that the parking provided was not enough. All details should be submitted and agreed prior to permission being given.

The layout of the proposed terrace does not respect the established building line (even though they do not show the existing line on any plans). They are creating a new building line that will dominate the roadscape.

No site notices have been put up and some neighbouring residents have not received notification of the amended details.

There is no context of the site, they do not show the proposals in relation to the existing setting as CURO had promised to do when they attended the recent PC meeting.

The building line will dominate the terrace

The road layout should be a cul de sac, there is no need for it to lead into existing Maynard Terrace.

HGV's will inevitably mistakenly follow the new road layout into the new development and round into Maynard Terrace – there is no way an HGV will be able to turn around and will have to reverse back to Clutton Hill.

A different layout using a cul de sac would reduce the impact on the existing residents.

The recent local needs survey has not been taken into account

CURO's interpretation of the Coalboard removing their objection is wrong. They have requested to see a remediation plan, but not remediation plan has been put in place.

CURO's development in Dundry looks terrible, using cheap materials. The wood cladding is actually plastic.

The reduction in the affordable housing provision has paid for the improvements to the design of the houses. There is actually 40% less affordable housing than what was agreed in the Outline planning application.

Curo have previously submitted better designs for the road layout, with 2 cul de sacs and no on street parking on Maynard Terrace. There is no need to bring the extra traffic onto Mayard Terrace.

The Scale is out of character to the area, they've even squeezed one house onto a patch the size of the garden of the existing bungalow.

There is no provision for older residents.

The plans show no context, you can't see how the roads link into the entrance to numbers 1-8 Maynard Terrace and it looks like this junction could be incredibly dangerous.

The plans show no indication to the amount of waste that needs to be removed from the site to make it suitable for building. It is in the most inaccessible part of the village so it needs to be clear whether we are to expect 1000's of lorry journeys through the village to remove the waste.

If the proposals are not suitable for Clutton then it should be rejected. They have improved the design of the houses, but they have failed in the design in relation to the existing terrace. No houses should face directly onto the road, there should be no on-street parking. The inspector said the designs should respect the symmetry of the existing terrace and this does not. The parking provision on Maynard Terrace changes the rural character.

Relocating the hedge will not work, the hedge should be left where it is, and it should not be moved at this time of year.

The existing houses have very shallow foundations and any works on the field could damage the original houses due to the coal underneath. Whoever approves this application will be held accountable if damage occurs.

Flood water collects on Maynard Terrace in front of houses 17 – 21 and it drains into the field. The plans must allow for this or there is a real danger that existing houses will flood. The Storm Drain in the field must be kept open. There will be repercussions.

A resident stated that they were against the proposals due to the traffic concerns, increased flooding, a detrimental impact on existing residents, the building line is wrong, they have created a race circuit that will be dangerous for children.

It looks like they are proposing to build a house over the foul water pipe that runs along the back of the existing homes on the southern side of the terrace.

The existing tenant of the field has 18 months to run on his lease.

At Foxhills CURO have put up massive hoardings around the edge of the site – this would look horrendous on Maynard Terrace.

CURO said that once the junction is reconfigured they won't have a problem with removal of spoils – is this the only reason the junction was changed?

40 ton wagons frequently get lost and drive along Maynard Terrace – this will become more frequent.

A resident contacted highways who said that the safety audit has not yet been completed.

Minutes of the monthly meeting of the Parish Council

Present: Councillors R Naish(Chair), B. Bailey, J. Bush, S Dagger, I Myatt, S Piddock, A Starr, D Worskett, and Cllr K Warrington, Mrs H Richardson (Clerk); and 17 members of the public.

Item		Action
67/16	Apologies were received and accepted from A Hillier and D Phillips. R Naish and S Piddock have previously submitted requests for relief from the	

requirement to absent themselves from discussion of the matters relating to the planning applications for sites adjacent to Maynard Terrace and were granted dispensations for a period of 4 years, under section 33 of the Localism Act 2011.

- 68/16 The planning working group presented their proposed response for 14/05692/RES Parcel 0006 Maynard Terrace to the Parish Council (Which had previously been circulated) and commented that they had picked up most of the comments raised by the residents in Public Submissions.

Following some discussion it was unanimously agreed that the proposed response should be submitted with some amendments to strengthen the section regarding the Coal Mining History to safeguard the properties of the existing residents.

Close: The meeting ended at 8.08pm