

LANGAR CUM BARNSTONE PARISH COUNCIL

Minutes of the Parish Council meeting held at Barnstone Village Hall, Main Road, Barnstone, commencing at 7.30pm on Tuesday 2nd August 2017

Present: Cllrs A Bellamy, R Brooks, A Carter Davies, (Chairman), J Fry, V Gell, C Harper, K Morris, T Simpson

In attendance: Twenty one members of the public

8/17/1 Declaration of Interest:

Cllr Gell declared a prejudicial interest in Item 4a)3 17/01717/OUT

Cllr Morris declared a personal interest in Item 4a) 2 17/01541/FUL as a friend of the applicant

8/17/2 Apologies for Absence:

Apologies received from Borough Cllrs S Bailey & T Combellack

8/17/3 Public Open Session:

Discussion took place with respect to the Planning Applications on the agenda.

Contributions were received from several members of the public under the following headings, all of which were summarised in the Council's responses under Item 8/17/4:

- 1 Traffic
- 2 Housing Needs Survey
- 3 Open Space
- 4 Overlooking
- 5 Planning Policies

8/17/4 Planning Applications received

1 17/01628/FUL Land West of Millfield, Langar Road, Barnstone 4 no dwellings (to meet local need)

The Parish Council **RESOLVED** to **Object** to the above application for the following reasons:

- 1 The proposed development is located close to a tight double bend. There are concerns about road safety where vehicles could be queuing to get in or out of the single access drive. Although each property has been allocated 2 car parking spaces, it is conceivable that additional cars may be owned in a 4/5 bed property, giving rise to concerns about where these additional cars would be parked.
- 2 There is concern about the questionable nature of the Housing Needs Survey, (HNS), and the validity of its argument that 4/5 bed houses constitute 'local need' The HNS is also inaccurate, giving details of businesses which no longer trade in the parish. It also implies that Langar & Barnstone has the benefit of many facilities, whereas the truth is that there are no local shops and the bus service has been reduced, as evidenced by the 96% of respondents who believe that the village lacks facilities. Langar School currently has a full roll.
- 3 The HNS also states that the data justifies the need for 10 homes. Of the 98 returns, (22%), 88 respondents believed that they were 'adequately housed at present'. Therefore, whilst it can be argued that the NPPF paras 47 & 55 relate to this application, the HNS is incorrect in saying that this development is 'assisting to meet an **urgent housing need** in this location'.
- 4 The development does not comply with RBC Non-Statutory Replacement Local Plan Policies HOU2/HOU4
- 5 A planning application was recently submitted for an infill development of 6 homes on Main Road Barnstone, (17/01352/FUL), which would bring the total number of new homes to 16 which is unsustainable within the village.
- 6 There is concern about overlooking of neighbouring properties, which would lead to loss of privacy.

2 17/01541/FUL 3 Church Lane, Langar
Revised plans – Single storey front extension for porch and shower room
NO OBJECTION

Having declared a prejudicial interest in the following item, Cllr Gell left the meeting.

3 17/01717/OUT Land west of Works Lane, Barnstone
Outline Planning application for 6 x 2 bedroom dwellings (to meet an identified local need – 3 open market/3 share ownership)
The Parish Council **RESOLVED** to **Object** to this application for the following reasons:

1 Traffic

- Despite the existence of a weight restricted route on Bingham Road and Harby Lane, HGV's frequently illegally access Tarmac CRH and the industrial estate via Works Lane, which causes concern for pedestrians, particularly children, accessing the recreational field further down Works Lane.
- Existing homeowners on Works Lane would no longer be able to park their vehicles in front of their terraced properties and would have nowhere else to park them.
- Coach Gap Lane is privately owned, if it was closed to traffic in the future, all vehicles including HGV's would be obliged to use Works Lane to access Tarmac CRH, other businesses and properties.

2 Housing Needs Survey (HNS)

- The HNS states that there is a need for 6 x 2 bed dwellings. At the time of writing there are already 9 x 2 bed properties within one mile of Barnstone which remain unsold.
- The HNS states that the village has facilities and yet there are no local shops and the bus service has been reduced, as evidenced by 96% of respondents who stated that there is a lack of facilities in the village. Langar School currently has a full roll.
- The HNS also states that the data justifies the need for 10 homes. Of the 98 returns, 88 respondents believed that they were 'adequately housed at present'. A planning application was recently submitted for an infill development of 6 homes on Main Road Barnstone, (17/01352/FUL), bringing the total number of new homes to 16 which would be unsustainable within the village.

3 Open Space

- The development would have an impact on the wildlife, which includes bats, on the field and in the adjacent natural habitat at the Fishing Lakes
- The development would remove an area of open countryside which would have an impact on neighbouring properties and the rural atmosphere of the village. The proposed development is therefore contrary to the principles of the NPPF which states that planning should recognise the intrinsic character and beauty of the countryside. The proposed development is also contrary to policy EN20, (Protection of open countryside), of the RBC Non-Statutory Replacement Local Plan

4 Overlooking

- The neighbouring properties would be overlooked by the development, creating loss of privacy.

5 Planning Policies re new rural dwellings

- The site is located in the countryside where further development will generally be resisted unless it is for agricultural purposes or any other activities appropriate to the countryside. The proposed development is therefore contrary to Policy HOU4, (new dwellings in the countryside) of the RBC Non-Statutory Replacement Local Plan.

There being no further business, the meeting closed at 8.40pm

SignedChairman

Date