

WITHERN WITH STAIN & TOTHILL PARISH COUNCIL  
COUNCIL MEETING  
EXTRA PLANNING MEETING  
20<sup>th</sup> December 2016

Present: Cllr Key (Chair); Cllr Bood;

Mrs J. Cooper (Parish Clerk)

19 members of the public

Prior to the commencement of the meeting the Chair and the Clerk explained that as the Council was inquorate the Council as a corporate body could not make a resolution on any response to the planning application. It was therefore opened to the public to air their views and a letter would be sent by the Clerk to the District Council asking for those views to be taken into account when determining the application.

80     **APOLOGIES**

There were no apologies. Cllr Bood confirmed he had been to pick up Cllr Walker but there had been no response.

81     **DISPENSATION**

As the Council was inquorate no dispensation applications were received from Cllrs Bood and Key, although Cllr Bood submitted his for the record after the meeting.

82     **PLANNING APPLICATION N212/02354/16 – 31 dwellings off Chalk Lane**

The Chair opened the floor to members of the public present and asked for all views, support or object to be raised. During the discussion the applicant was invited to clarify several points. The public were concerned regarding flooding and the applicant felt that the site did not have a flooding issue when he looked at it following recent heavy rain. He had employed a drainage consultancy company who felt there was satisfactory drainage proposed. He also confirmed that there were no plans for future expansion of this site into adjacent land, but could not confirm the adjacent land owner would not apply in future years. It was pointed out that LMDB had objected to the application, and the applicant confirmed that having spoken to LMDB they had indicated their intention to clearing the surrounding drain. The applicant also confirmed that he had agreed with Waterloo Homes that the lane could be widened utilising part of the existing gardens to Wells Close properties, and part of the car parking area, but Waterloo Homes had no part in the application. Concerns were raised at the potential to resite the War memorial, but this was clarified, there had been misunderstanding as to the wording on ELDC Planning Notice which stated the application affected the setting of the listed war memorial. The applicant also clarified that the annotation “tank” on the site plan referred to an existing tank being part of the existing pumping station.

Discussion continued on concerns by residents and it was agreed that the Clerk send those concerns to the District Council with a request that local views be taken into consideration. Issues raised included:

- Drainage and potential flooding, soakaways and high water table
- Sewage and ability of system to cope
- Previous flooding and issues with pumping station
- Access from Chalk Lane to Main Road and potential for traffic backing up, together with safety concerns due close proximity to bus stop and farm yard entrance
- Concerns at reduction in garden area for residents on Wells Close, loss of amenity and potential for traffic fumes.
- Lack of facilities in the village for families and young people.

- Potential for conflict on Chalk Lane by extra vehicles, pedestrians and cyclists on private lane end.
- Disruption to residents on Chalk Lane should the lane be widened/reconstructed.
- Wildlife, flora and fauna
- Overlooking and loss of privacy.

All concerns were collated and the Clerk agreed to write to ELDC citing those concerns in full.

There being no further business the meeting closed at 8.15pm

WITHERN WITH STAIN & TOTHILL PARISH COUNCIL  
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ELDC  
Planning Department  
Tedder Hall  
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21<sup>st</sup> December 2016

Dear Sirs

**RE; outline erection of 31 dwellings**  
**N/212/02354/16 – Land West of Chalk Lane, Withern**

Withern with Stain & Tothill Parish Council held a meeting on 20<sup>th</sup> December 2016 open to the public to gauge the community's reaction to the above planning application. Unfortunately the council was in a minority and as such is unable to resolve to make a corporate decision. However, members would like to ensure that the District Council takes into account the residents' views when determining the application and gives due weight to those views expressed at the meeting of 20<sup>th</sup> December and to all views expressed by the local community.

At the meeting the 19 members of the public present asked that the following be taken into consideration:

- The high density is out of character for the village which has limited facilities – the school is to capacity at present and will struggle to cope with extra children. It is probable that houses will be occupied by families and there are no facilities for young people in the village.
- The site and surrounding area suffered with flooding in 2007 and 2013 and there is still issues with surface water flooding during heavy rainfall. The proposal will create impermeable areas which could add to such problems. Surface water soakaways will not be effective in the area's heavy clay soil and high water table, and the pumping station has been overwhelmed in the past.
- At times of heavy rainfall the existing sewage system has also been affected, with sewage spilling over into gardens and areas, concerns were raised as to whether the system could cope with this number of additional dwellings.
- Chalk Lane is narrow and partly a private lane. Concerns at vehicles entering and leaving the site onto Chalk Lane creating a traffic jam issue at peak times (eg commute to and from work and school), and the Lane is already used by school traffic. Delivery vehicles, emergency

services and refuse wagons will struggle to access properties further along the lane in such circumstances. (ELDC has already had issue with the narrowness of the lane when one of its refuse wagons became stuck). Concerns were raised at the road safety issues with additional vehicles accessing the Main Road on a bend in proximity to a bus stop with farmyard traffic opposite.

- The community is concerned at the effect on the residents of Wells Close as it is believed the road will be widened and take away part of their gardens. This will result in traffic travelling nearer to properties occupied by elderly persons with the potential for traffic fumes entering properties and affecting the ability of such residents to enjoy their gardens. Currently many residents sit outside in their gardens in summer, this will be severely curtailed if their gardens are reduced to allow traffic to move closer to their properties.
- Chalk Lane is partially a private lane and concerns were expressed at the potential for occupants of the new properties accessing that private lane and the conflict between existing vehicle movements and additional walkers, cyclists, children and extra vehicles.
- If Chalk Lane is to be reconstructed, this will be to the detriment of the occupants of properties further along the lane during the works.
- The site is currently a wildlife haven, with native species of flora and fauna.
- Houses in this location will impact on surrounding properties in terms of overlooking and overbearing with the resultant loss of privacy.

Whilst the Parish Council was unable to vote on the application, it would ask that the above points be considered by the District Council in its decision making process.

Yours faithfully

Mrs J. Cooper

Parish Clerk