



Caston Parish Council

CHAIRMAN:- Mr. David Blincow VICE CHAIRMAN: - Mrs. Kay Farmbrough

MINUTES OF THE EXTRAORDINARY MEETING OF CASTON PARISH COUNCIL

MONDAY 23 OCTOBER 2017
CASTON VILLAGE HALL at 7.30 pm

Councillor's present:- David Blincow, Kay Farmbrough, Frank Brown, Brian Brooker, Peter Chapman, Jaki Porter, Rob Lond-Caulk

Also present:- 23 Members of the Public

1. **Apologies for absence:** None.
2. **Declarations of Interest:-** Cllr Farmbrough, item 4.
Dispensations from Council Members: - None

The Chairman closed the Council Meeting to permit public discussion.

3. **Participation and questions from the public, session 1:**

Cllr Farmbrough advised that she resides in the property adjacent to the proposed site and while not having a direct pecuniary interest nevertheless asked to be recused to join the public from where she would make her statement but not be involved in voting for or against the application.

Cllr Blincow agreed with Cllr Farmbrough's request.

Cllr Blincow advised the meeting of the site in question.

A member of the public advised that there had been no site notices placed at this site. The site is outside of the settlement boundary, is an inappropriate development, falls within a Zone 3 flood area, which has suffered severe flooding on several occasions, evidence of which can be provided, and is the reason the school has a pond at the front to act as a soak away. There would be loss of privacy to the properties adjacent to the site, there is a Highway risk and Caston has already fulfilled their quota of new properties. Concern was raised as to who would be responsible for maintenance of the car park and recreational areas at the front. This is an unsustainable development.

Further concerns were raised that the plans are incorrect and not a true representation as they omit to include the new School View development opposite and some of the ditches.

A member of the public enquired what would happen if this outline application was approved. Cllr Blincow advised that in the event this application was approved, a full application would at some point be submitted and would be placed before the Council for consideration in the normal way.

Cllr Blincow further advised the meeting that the Flood Assessment was out of date and had been sent back for further information to be provided.

A member of the public advised that the development would overlook the neighbouring properties and there was concern raised for the natural hedge at the site. Further it is the joint responsibility of the landowners not to discharge effluent into and ensure the watercourse is kept free.

Cllr Blincow advised that in planning, properties do not have a right to a view. Further, if a plot is adjacent to the settlement boundary there is a possibility that the plot can be built upon but this does not then extend the settlement boundary.

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A member of the public asked that if the field in question had previously been used for agricultural purposes, has a change of use been applied for.

The Council was advised that the County Council is responsible for the current school car park.

It was established that there are many unknown quantities at this stage but as this is an outline application, only the points in question, at this point, can be addressed. The main issue here being the building of five houses.

Cllr Lond-Caulk suggested that we need to work with what we are presented with now and felt that five properties was quite heavy but asked whether the Council would feel the same if the planning application was of a linear nature, the Parish Council's preferred character of building.

A member of the public expressed concern that the field in question would lose 50% of its soakaway potential.

A member of the public suggested that as other land remains available within the settlement boundary, why would we want to extend the boundary.

Cllr Brown referred to the District Councillor's own comments regarding concerns over the flood plain.

The site is unsustainable and we should not accept the opportunistic attempts of developers that the five year plan has not been met. The high density of the development will damage the street scene and we could end up with another School View development which is more suited to an urban rather than village location. The parking situation will be exacerbated.

A member of the public felt that the car park was not set in the correct position for unloading children.

The development has no benefit to the village.

A straw poll of members of the public was taken with 19 voting against, 4 abstainers and zero in support.

The Chairman reopened the Council meeting.

4. Planning Applications:-

3PL/2017/1267/O – Land adjacent to Caston Primary School, The Street, Caston – erection of five dwellings and car park for Caston Primary School.

Cllr Chapman confirmed that the local resident farming Hall family have no financial interest in this land.

Cllr Lond-Caulk suggested that developers will not spend the considerable amount of money to make applications unless they believe there is a reasonable chance of the application being approved.

Councillor Blineow made it clear that this does not stop the Applicant submitting a further application and this application needs to be looked at as it is now.

It is considered that the design and location of the car park will create additional school traffic access and egress issues in what is already a serious traffic hazard location.

Having considered the matter in extensive detail and following a call to vote by the Chairman the Council unanimously voted against the outline planning application. It was **RESOLVED** that the Parish Council object to this proposed development planning application for the following reasons:-

- Is outside of the settlement boundary.
- The Flood Risk Assessment is considered unreliable based upon local experience. The proposed development falls within Flood Zone 3 of the Environment Agency flood map and severe flooding has occurred to the field and ditches on several occasions.

CHAIRMAN..... DATED:

- Is of too high density for the site.
- Is detrimental to and will damage the street scene, which is of a linear nature.
- Is more suited to an urban development, not a rural village.
- Will damage the character of the local area.
- Will increase the already very heavy traffic in this section of the village.
- The proposed parking area will exacerbate the very serious and dangerous traffic and access and egress issues as this is adjacent to the school location.
- The plans attached to the application are incorrect in that they fail to show the front and side ditches and the School View development opposite has also been omitted from the plans.
- Lacks sustainability.
- Will have an adverse impact which significantly and demonstrably outweighs any unproven benefit.
- The Five Year annual supply of housing is a broad national policy and the absence of such a supply is not per se a reason for proceeding with unsuitable and unsustainable development. This is merely being used as an opportunistic tool by developers.
- Does not contribute to any employment growth.
- There is demonstrably insufficient local infrastructure and health and social care.
- There are already in aggregate 17 new-build properties and new-build plots with planning permission within the village of Caston. The total village comprising of 190 dwellings there is already an expansion of close to 10% - the guideline for maximum development in this area.
- A recent Village Appraisal highlights the preference for individual houses rather than small estate developments.
- Will result in the loss of privacy, security and additional odour and noise disturbances from the car park to the neighbouring properties.
- Is contrary to CP14 of the Core Strategy and Development Policy Document.

The Clerk will draft the response for Councillor approval.

The Chairman closed the Council Meeting to permit public discussion.

5. **Participation and questions from the public – session 2.** None.

6. **To discuss erection of gazebo on the Village Green for Pashendale Memorial.**

Parishioner Jane Horner advised that she had an alternative option and will therefore not be erecting a gazebo as previously requested.

Meeting closed at 8.20 p.m.

Jo Blackman
Parish Clerk
3 November 2017

CHAIRMAN..... DATED:

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