

Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, to be held on
Tuesday 9 January 2018 at 7p.m. at Keinton Mandeville Methodist Church Hall

Present: Brendan O'Hara BO'H; Keith Jacobs KJ; Kathy Low KL; Chris Lane CL; Richard Sutton RS; Tom Ireland TI; Beverley Goodall BG, Jon Sparks JS; Helen Beal HB

Public session

Letters of objection from members of the public had been received and circulated to Councillors in advance of the meeting.

17/04728/OUT Cottons House.

The agent explained the current application:

This was the third application previous applications had been for 12 dwellings, an application for 8 dwellings was pending. The current application is for 7 dwellings and is a smaller site.

Proposed development extends to the north -similar to developments agreed on Barton Road and Coombe Hill This is a detailed FUL application which is specific about access, layout scale, and thus allows control of these matters

The dwellings are all bungalows and these can meet the highest disability / wheelchair standards in building regulations

In order to use the proposed site two dwellings will be demolished – therefore the actual net gain would be 5 dwellings.

The visibility from proposed new access affords required distances in both directions respectively

Existing boundaries to the east and west are retained. The field to the north will remain as it is and provide a buffer.

Wessex Water has no objections in term of drainage, and this is a low flood risk site.

The agent also noted that SSDC has a track record of consistent under delivery with regard to land supply and as such is finding it increasingly difficult to refuse permissions. This application is sympathetic to the village plan and the PC is urged to support such considerate applications to reinforce valid objections to other applications.

The Chairman reminded the public that any representations needed to be raised with SSDC as well as with the Parish Council.

Public comments on the Cottons Lane proposal were noted as follows

Concern that residents of neighbouring properties that had previously been on the neighbour list had been removed and had not been notified. The Parish Council acknowledged this and had reported it to the planning department.

Concerns raised in relation to previous application still stand.

Reinstatement of native hedges does not work – this is a concern, the reinstated hedge will not mask the easternmost approach.

Concerns about increased traffic turning onto main road.

Concern about proximity of proposed new access to playing field access road. This will impact on the safety of field users, including children.

Proximity of proposed new access to school bus stop and safety of children

Concern that this will open up further area for more development.

Ecological survey needs to take place – there is significant wildlife in the proposed development area. (The Wildlife in field to rear of Cottons House had also been raised with the Chairman by a member of the public)

Would not object to one or two bungalows.

Concern that once houses are occupied residents could open up their own access onto Cottons Lane – original concerns for Cottons Lane remain.

The Agent's comment about net gain being 5 dwellings is misleading – structures to be demolished are not occupied.

Survey of vehicle and pedestrian traffic needs to be carried out, not clear if applicant has conducted this
Concerns about refuse vehicles accessing the development and then re-joining B3153. However, if the plan is for refuse vehicles **not** to enter the development then the restriction to visibility caused by recycling containers and wheelie bins will be significant.

Number of allocated parking spaces is 24.5. Even if only two journeys per day are made this amounts to 100+ movements, add deliveries etc. to this and the risk to pedestrians, field users, children waiting at school bus stop and crossing road is increased.

Concern that required distances for estate road access junctions on distributor roads have not been observed.

Wider issue – what are the future plans for Keinton Mandeville? Trend seems to be seems to be joining with Barton St David.

Members of the public were advised to respond to the local plan consultation if they had views about future development plans for the village.

17/04801/REM Barton Road.

The following issues were raised by residents of Barton Road.

The application states the reserved matters application meets the requirements of condition 3. This is not the case; there are key differences to site layout and proximity to road. As a section 73 application to vary condition 3 of the outline planning permission does not appear to have been made it would suggest that the proposed development is not in accordance with condition 3 of the outline planning permission and the REM application should be refused.

The Chairman queried the terms of the condition and whether this required the layout to be completely identical.

Concern that the applicant has not spoken to community, there had been no community consultation

No attempt has been made to follow the building line applied to The Light House in 1999 and the neighbouring bungalow in 2012. To have buildings so far forward on the plot would be both inconsistent and unfair. This application disregards well-established strip-development patterns. Would it be possible to reinstate this strip development at reserved matters?

The Plot 6 dwelling is dominant and overbearing and out of scale. Adversely affects privacy of The Lighthouse by overlooking kitchen in fact looking directly into the kitchen window.

The impact of the proposed plans needs to be seen to be understood, the planning officer needs to understand the scale of the proposed development, the drawings used in the application have been presented out of context, not showing all the other buildings on the street. The application has failed to take account of a relevant consideration - the nature and scale of the neighbouring properties which are all bungalows, set back from the road. A resident had provided drawings for a more complete picture of the impact of this scheme on the immediate street scene.

Barton Road is the entrance to the village and when viewed in context the development is high density and over-development of the site. The proposed houses look uniform and large; bungalows along the existing building line would be preferable.

Some plots have doors on their South Elevation which open directly onto a boundary - inappropriate.

Road safety – The 30mph limit is regularly ignored. The development will increase pedestrian traffic. If this proposal goes ahead it should have a pavement for pedestrian safety.

There are inaccuracies in the Design and Access statement

2. The site is obvious infill on a consistent street scene. This is clearly not infill.

4. Form of layout is consistent with grain of the street. Incorrect - as had been noted already

7. 'Development has appearance of evolving rather than landing.' Evolution takes time, this is not the case, suggest the reverse applies, the development would be 'landing.'

Street Scene presented in the planning application is misleading and out of context.

References to the close packing of 'vernacular' buildings in the High Street is of not a relevant planning consideration to this development; the design and character of Barton Road itself has not been taken into account.

The Light House marked the end of the development area at the time of permission. The remainder of the field was to provide rural space between KM and BSD.

Justification for putting garages in front of houses is distorted, it is noted that some houses in the village have garages in front of the houses but this is not characteristic of any part of the area in question.

This is a large longitudinal development which will have impact on the approach to the village. Other development along Barton Road has been infill. Whilst it is appreciated that the plot will be developed it has to be right, and consistent with the rest of the road.

Residents immediately opposite the proposed development noted the negative impact on the streetscene of the houses being so far forward on the plot.

Other matters

Publicity in Western Gazette that new garden town is proposed around Yeovilton area. The Chairman explained that the PC had not been made officially aware.

This was potentially a development of 15,000 houses which would generate a population of 45,000 people – town size of Yeovil.

It was noted that this would be an option that had been put forward to SSDC by a developer / landowner. It was likely that it would be consulted on in future.

1.0	Apologies. Receive apologies and consider acceptance of the reasons. There were no apologies
2.0	Declarations. Receive declarations of interests Tom Ireland declared an interest in item 3 planning application.17/04728/OUT. Outline application for the erection of 7 no. bungalow including formation of new access road to the west of Cottons House and associated works. Land west of Cottons House, Castle Street, Keinton Mandeville. Chris Lane declared an interest in 17/04801/REM Application for reserved matters for the erection of 6 dwellings to include details of appearance, landscaping, layout, scale, and parking pursuant to conditions 1 and 8 of outline approval 14/02896/OUT. Land north of the Light House, Barton Rd, Keinton Mandeville.
3.0	Planning. Consider the following applications and make recommendations to the planning officer 17/04728/OUT. Outline application for the erection of 7 no. bungalow including formation of new access road to the west of Cottons House and associated works. Land west of Cottons House, Castle Street, Keinton Mandeville. TI had declared an interest and did not take part in this part of the meeting. Observations were invited and comments made as follows: <ul style="list-style-type: none"> • Agreement with comments made by members of the public, shared concerns about additional junction with the B3153. The extra vehicle movements associated with a development of this size, and the subsequent increase in vehicles accessing the B3153, combined with the speed of the traffic approaching from the East (including HGVs) represents a risk to highway safety. • Concern about proximity of the proposed access being immediately adjacent to the existing playing field access and the impact of this on the safety of playing field users including children • Concern about proximity of the access road to the school bus stop and the potential safety impact on children waiting for the bus. • The style of the development has improved since the previous application, the bungalows fit in and are more in-keeping than the houses in previous proposals. • Concern about means of egress onto the B3153 and doubt about whether visibility would be sufficient, particularly when cars are parked on the road on match days (at the playing field) and on refuse / recycling days- see below • Shared concern with resident about refuse and recycling collections. Large vehicles entering and leaving the access road will generate even more risk to traffic safety and in particular to School Bus users and people using the playing field. If the collection vehicles do not enter the

access road, then a very large number of recycling containers and wheelie bins will be left at the roadside at the junction of the B3153, the access road, and the playing field. This will significantly impact the visibility lines.

- Concern that once the bungalows are occupied, the owners could create their own access onto Cottons Lane which is considered to be an unsuitable access road.
- The development is not consistent with the pattern of linear development in the village
- It is misleading for the applicant to use a satellite image to illustrate similar development patterns to the north of the village on Barton Road and Coombe Hill, these are not comparable sites as they are through roads
- It is desirable to have more bungalows, but this is overridden by safety concerns caused by proximity of proposed access to Cottons Lane, the playing field access and Babcary Lane – 4 road junctions with the B3153 in close proximity to each other
- Design is unattractive
- Proposed access road will be 5 metres wide, it is likely that on busy match days at the playing field the new road will also be used for parking, creating further obstruction
- Wildlife in field to rear has not been acknowledged in the application- an ecological survey would be desirable

Resolved: It was proposed and unanimously agreed to recommend refusal taking account of the above discussion summarised as follows:

- Impact on Highway safety caused by the introduction of additional junction onto the B3153 and the knock on effects of this. Proposed Access is unsuitable in its proximity to other roads, the playing field access, and the school bus stop.
- The development does not follow a linear pattern and as such is not in-keeping with village development pattern.

17/04801/REM Application for reserved matters for the erection of 6 dwellings to include details of appearance, landscaping, layout, scale, and parking pursuant to conditions 1 and 8 of outline approval 14/02896/OUT. Land north of the Light House, Barton Rd, Keinton Mandeville. *CL had declared an interest and did not take part in this part of the meeting.*

Observations were invited and comments made as follows:

- Recognition that outline planning had been approved and the access was the only conditioned element – this had not changed.
- Positioning of plot 6, combined with its design allows windows in the east elevation to overlook the 'The Light House' (existing property) this is not acceptable
- Houses are too far forward on the plot
- Narrow boundaries between the houses is poor design
- Acknowledged that the plot has been approved for development however, this is out of character with existing properties in terms of scale, and positioning.
- Appreciate outline permission is in place. But plans being submitted bear no relation to original outline proposal
- The design and scale of the proposed dwellings is undesirable in that there is no mix. The proposed development features only detached 4 bedroom homes, all are virtually identical. There is no mix of detached and semi-detached. Semi-detached houses would allow greater space between plots and reduce the dominance and 'blanket effect' created by the current proposal. A mix of 2, 3 and 4 bedroom houses would be desirable.
- Positioning of the garages in front of the houses makes them even more imposing.
- The houses need to be positioned further back on the plot to ensure consistency with the existing street scene.
- A pavement (as at recent development on Coombe Hill) is required for highway safety and to – encourage residents to walk into village
- Design is not in-keeping or aesthetically pleasing – a development that mirrors that on Coombe Hill would be preferable. Those houses are well spaced, there is a wide strip of land between them and the road, they have large driveways and are positioned towards the back of the plot.
- The houses need to be positioned further back on the plot and the design changed to be in keeping.

- Concern that development is extending beyond the village limits.
- The dwellings need to follow the existing line of development, they need to be fewer and smaller.

Resolved: It was proposed and unanimously agreed to recommend **refusal** taking the above comments into account and in summary for the following reasons:

- The proposed design is too concentrated /dense for the site and positioned too close to the road.
- The proposed development is of poor design and poor layout which is not in keeping with the existing streetscene
- Better mix of houses would be preferable including detached, semi detached and bungalows.
- A pavement is required for Highway safety.