

## Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council held on  
**Tuesday 21 May 2019 at 7.30 p.m.** at Keinton Mandeville Village Hall

Present: Tom Ireland TI, Kathy Low KL, Chris Lane CL, Jean Maynard JM

6 members of the public – including Lee Wright from Wright Consult (agent.)

19/00834/FUL

Lee Wright covered the following points:

- The development site is located to west of Coombe Hill, and further north of the existing development.
- The proposal is for 4 x 3 bedroom family homes with good size gardens. Design and materials will be similar to existing development on Coombe Hill. The existing hedges will remain with reinforcement where necessary. Towards the end of the hedge line, a wildlife corridor will be created.
- This type of small home is in demand and the houses will be built as per the design in the plan there is no risk that this will be sold on and the designs changed. (The developer was present and confirmed this.)
- The CIL forms have been sent back and the development will attract approx. £14,500.
- The Heritage Officer and Highways have made no objections.
- There has been an objection from a neighbour about the principle of development.

The resident of a neighbouring property noted his strong objections to the development, making the following comments:

- This development will extend the footprint of village, it constitutes ribbon development and extends beyond previous development.
- Over the past 40 years 200 houses have been built in the village. There are over 50 houses in the pipeline at the moment and with 19 currently for sale, more are not required.
- This development will generate at least 8 additional cars using Coombe Hill. The road is narrow and a rat run and extra traffic will be dangerous for pedestrians, horses etc.

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| <b>1.0</b> | <b>Apologies.</b> Receive apologies and consider acceptance of the reasons.<br>Jon Sparks, Helen Beal, Tony Capozzoli; Charlie Hull (District Councillors)   |
| <b>2.0</b> | <b>Declarations.</b> Receive declarations of interests.<br>TI – 19/00834/FUL   |
| <b>3.0</b> | <p><b>Planning.</b> Consider the following planning applications and make recommendations to planning officer: 19/00834/FUL. Erection of 4 No. semi-detached dwellings inclusive of extension of access previously approved under application reference 18/01533/FUL. Land North Of The Old Coach House Coombe Hill Keinton Mandeville. <i>Tom Ireland declared an interest, did not take the Chair and did not take part in the discussion or vote.</i></p> <p>Comments were invited and observations made as follows:</p> <ul style="list-style-type: none"> <li>• There are very positive aspects about the proposed dwellings, the design is good and the houses are desirable, the agent has worked well with the Parish Council in the past. However, further development is not sustainable – there are no opportunities for the residents of new dwellings to work in the village, the additional dwellings will contribute to road congestion, noise, and introduce hazard</li> <li>• The development is at odds with the traditional pattern of linear development.</li> <li>• The proposal extends the village too far, beyond existing development</li> <li>• These are good family houses, attractive and the developer is good, however, the development will extend these houses beyond the line of those on the opposite side of the road. The Parish Council recently recommended refusal of an application on Barton Road because of the extension of the line of development – the principle here is the same.</li> <li>• The proposed dwellings and associated additional traffic would put pressure on the dangerous crossroads at the top of Coombe Hill, there is no pavement, it is a dangerous road</li> <li>• The infrastructure cannot accommodate additional development – this argument has been well rehearsed by the Parish Council in relation to previous applications</li> </ul> |

- The village already has numerous approvals in the pipeline, and cannot keep up with this development

Resolved: It was proposed and unanimously agreed to recommend **refusal** for the following reasons

- Coombe Hill and adjoining roads cannot sustain additional traffic – the road is busy and a shortcut on several routes. It will put extra pressure on the Crossroads which cannot be sustained
- The village has many applications approved and there is significant development already in the pipeline – further development cannot be sustained in terms of jobs, roads, facilities, services (the village is at the edge of the Western Power Distribution Network and hence electricity supply to the village appears stretched) broadband (network is overloaded and internet speeds/capacity make it difficult to work from home in Keinton Mandeville) and amenities.
- The proposal introduces development at odds with the traditional and existing pattern, extending beyond the existing development line.

19/01149/S73A Application to vary condition 3 (holiday let use) to allow use as ancillary accommodation/holiday let. Newlands Farm, The Annexe Common Lane Keinton Mandeville.

Comments were invited and observations made as follows:

The accommodation is attached to the farmhouse, approval of this will not impinge on anyone other than the applicants

Resolved: It was proposed and unanimously agreed to recommend **approval**