

# Keinton Mandeville Parish Council

Minutes of a meeting of the above named Parish Council, held on  
**Tuesday 16th April 2019 at 7 p.m.** at Keinton Mandeville Village Hall

**Present:** Present: Brendan O'Hara, Keith Jacobs KJ, Tom Ireland TI, Chris Lane CL, Kathy Low KL  
In attendance: Sue Graham (Clerk) 16 members of the public

## Public Session

David Pye, Chairman of Barton St David Parish Council noted that Barton PC would meet to consider the application on 29<sup>th</sup> April. He was aware of concerns in the village that this application would bring the villages too close together. There were already six properties being built on the edge of Keinton Mandeville, this application would extend the built area to the other side of the road. This would eventually result in the villages becoming one large village.

Residents of Barton Road, Keinton Mandeville expressed concern about the weight, speed and volume of traffic on Barton Road. Additional building would result in additional traffic. There was no pavement which made walking hazardous, especially with young children. In addition the additional traffic would impact on other areas of the village including the Queen Street junction with more children travelling to and from the school. A question was raised about whether the housing would be affordable, the opinion was that this would be better if affordable. It was confirmed that it would be open market housing.

Northfield House resident noted that the current development for 6 houses had been recommended for refusal by the PC. He wished to focus on the differences between the two developments.

1. Coalescence of two villages. This development would be situated beyond the original, longstanding village development line.
2. Encroaching heritage asset to the north, the application had no appreciation of the heritage setting – Northfield House is a listed building, including the wall.

In addition, the development would change the street scene. The Landscape Planner had objected to this in 2014 when the current development on Barton Road was originally submitted.

This proposed development would form a corridor of housing.  
The perimeter of the development would be seen from Northfield House.  
Other issues: more houses, more density, no pavement.

There would be a risk that this would open up further development, eventually joining the two villages.

It was noted that these arguments had been well rehearsed by residents in relation to the current development site on Barton Road but the planners had ignored them.

The lack of pavement is an issue  
The site is not sustainable  
There will be an increase in traffic - most people have to go somewhere to work.  
Not a good idea to join the villages.

Local resident asked about internet provision. The council confirmed that clarification re Broadband would be a future agenda item.

There were issues regarding sustainability. Home working was not an option as 25% of the village could not connect to superfast broadband. The mobile phone signal was also poor.

It was noted that BT had indicated that it was looking at additional superfast broadband to accommodate anticipated demand from the Lakeview Quarry development

Mr Carpendale, Brimble Lea – acting for the applicant wished to raise the following points:

- This is an outline application for 5 dwellings
- A buffer has been purposefully left between northern end and Sycamore Farm
- Environmental Health has raised no objections – therefore the proximity of farm not a problem
- SSDC has not met its five year housing supply. As such, the presumption is in favour of sustainable development, it will be considered in terms of NPPF.
- KM is considered to be sustainable. It has a variety of services, has been identified as appropriate for additional growth. SSDC is currently working on draft local plan and recommending KM should be proposed for a limited amount of growth until 2036. If agreed, 12 villages would need to accommodate 700 houses over 17 year period. Therefore a new policy context was being entered.

- The original appeal for the site to the south failed only in terms of financial contributions.
- This is an already built up area
- The proposal would not harm the character and appearance of the area
- It does not constitute an unacceptable harm to highway safety
- It represents a continuation of existing pattern of development – it is effectively infill, as there are other buildings beyond.
- There is no requirement for affordable housing in developments of this size.
- The heritage assets will be considered by the local authority

It was reiterated that the heritage asset setting was relevant. Northfield House is built at right angles to the road, this field is across the road from the property. The area of land on which the proposed development would be built was formerly known as Northfield – this demonstrates that there is a link between that property and the field.

Barton St David and Keinton Mandeville respectively are distinct communities with distinct identities and this development would encroach on that.

Existing permissions will impact on the school and pre-school. This will further add to that pressure.

The existing permission for 6 houses was allowed partly because of the houses opposite. This development would extend the corridor further, and closer to the Barton St David Boundary.

Discussion took place about the local plan and whether SSDC would ever meet its target. KL asked Dean Ruddle to ask the District Council if not meeting its target was a deliberate means of allowing it to approve all applications. DR outlined the land supply issue which is the problem. It was unlikely that SSDC would ever meet the 5 year plan.

1.0	<p><b>Apologies.</b> Receive apologies and consider acceptance of the reasons. Apologies were received from Jon Sparks, Jean Maynard, Richard Sutton, David Norris (District Councillor).</p>
2.0	<p><b>Declarations.</b> Receive declarations of interests. Chris Lane declared an interest and did not take part in the discussion or vote.</p>
3.0	<p><b>Planning.</b> Consider the following planning applications and make recommendations to planning officer 19/00709/OUT. Land At Sycamore Farm, Barton Road, Keinton Mandeville. Outline application for the erection of five dwellings. Comments were invited and observations made as follows:</p> <ul style="list-style-type: none"> <li>• Totally opposed to this application –it represents village creep.</li> <li>• Frustration with the five year housing supply issue, which is are likely to result in approval regardless of real local issues.</li> <li>• Note that the new local plan would cover the period 2016-2036. The village, even if identified as a an area for additional development, has already accommodated its quota (permissions granted since 2016 for approx. 70 dwellings)</li> <li>• Positive aspect is that the break does not open up until beyond Northfield House.</li> <li>• Surprise that Environment Health has not objected to the proximity of the proposed development to the farm, especially in view of the rules that farm buildings have to be at least 400m from any property. The proximity could cause issues for the farm owners at a later date.</li> <li>• There should be a condition for a new footpath (pavement) to allow this development to be joined into the village as per the principle in the permission for 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)</li> <li>• The application stretches beyond the existing line of development on the opposite side of the road. It is necessary to draw the line somewhere or the line will keep extending.</li> <li>• Impact on the landscape and streetscene is unacceptable</li> <li>• The village has ample housing.</li> <li>• If this is approved there must be a footpath for pedestrian safety and to join the development to the village</li> <li>• The Parish Council has rehearsed these issues before - the road is too dangerous for pedestrians and cyclists, this development would exacerbate this.</li> <li>• There are issues regarding the village’s perceived sustainability. The village is at capacity for Broadband – this has been confirmed by BT. He mobile phone signal is poor. The village cannot sustain further growth.</li> </ul> <p>Resolved: It was proposed and unanimously agreed to recommend refusal for the following reasons: Village creep – joining of two villages currently with distinct identities Impact on the landscape and streetscene – harmful to character and appearance of the area Safety of pedestrians (no pavement) Lack of connection to the village</p>

