

Ashill Parish Council

Minutes of a meeting of the Planning Committee held on Monday 9 October 2017 in Ashill Village Hall at 7.30 pm

Present : Cllrs H Hewson, A Knight, R Perryman, Mrs J Davidson (Clerk) and 32 members of the public.

1/10/17 Apologies

It was resolved for apologies with reasons given to be noted from Cllr Abel, Cllr Criddle and Cllr Lang.

2/10/17 Declarations of Interest/Dispensation Requests

None.

3/10/17 Public Participation

The following key issues raised by members of the public were summarised as :

- The principal of development at this site;
- Landscape Impact;
- Sustainability;
- Highway Safety;
- Drainage;
- Environmental Impact.

4/10/17 Planning

The following planning application which had been submitted to SSDC since the last ordinary meeting of the Parish Council was received and considered :

Application No.	17/03800/OUT
Applicant	Mrs Prudence Griffiths
Proposal	Erection of 30 dwellings and formation of access (outline).
Location	Land Os 3727 Part, Windmill Hill Lane, Ashill.

The following points were raised :

Principal

The site is a green field and is situated in a rural location on the edge of Ashill village. Ashill is predominately made up of individual properties and small scale housing developments. The Council therefore has concerns regarding the size, design and access of the proposed development which is considered to be completely out of character and overbearing in the context of the surrounding properties and the village. The Parish of Ashill has no demonstrable need for the delivery of the proposed mix of dwellings in a large scale development.

Landscape / Wildlife

The Council considers the proposed development - which would arbitrarily extend the eastern boundary of the settlement of Ashill out into open countryside - would adversely affect the setting and identity of the rural village. There are concerns regarding the loss of a green field, the proposal to remove 6 sections of about 10 feet of the established hedgerow adjacent to Windmill Hill Lane and the impact the development would have with regard to local wildlife habitats. The proposed landscaping scheme seeks to mitigate some of the impacts of the development but it is not clear how this would be maintained in the long term.

Sustainability

The site is remote from local key services – the site entrance is located a distance away from the nearest bus stop which had an inadequate bus service when this planning application was submitted – however since this planning application was submitted it is understood the limited bus service has now been cancelled. The village has no retail provision, community facilities are limited and employment opportunities are few. This means it would be necessary for the development to be constantly served by private and

commercial vehicles which would result in unsustainable development in the context of this location.

Highway Safety / Parking

Windmill Hill Lane and the existing road network is not adequate enough to accommodate the additional residential traffic. Windmill Hill Lane is narrow and has limited forward visibility – footways and off road provision for cyclists and horse riders in this area is also limited – an increase in traffic within this local and confined road network would therefore adversely affect safety for all road users. There are currently uncertainties regarding the future of the local road network due to the proposed upgrading of the A358 which could create a further increase in vehicle movements along the old A358 carriageway. There are also concerns regarding an increased level of parking along Windmill Hill Lane which could be caused due to the proposed development.

Drainage

There are concerns regarding whether the surface water drainage could be managed in a sustainable way whilst not creating an adverse impact on existing properties and elsewhere. There are also concerns regarding the sustainable management of foul drainage and sewage treatment.

Environmental Impact

The proposal would affect the residential amenity and privacy of the surrounding properties and the leisure amenity of the playing field. The Council has concerns regarding the increased noise, light, air and other substance pollution which would be caused by this development.

Design & Access Statement

The Council has doubts about the accuracy of the pre-application consultation report as, for example, the Clerk to Ashill Parish Council did not attend the drop-in session held on 27 June 2017. Also the Planning Agent has not engaged in any dialogue with Ashill Parish Council regarding local housing need and views on other aspects of the proposal including the suggestion which has been made to provide a public toilet.

Planning History

The last time there was a proposal to develop this site for housing – 12 dwellings later reduced to 6 back in 1991 – it is understood that SSDC refused permission on the grounds that :

- It would adversely affect the character of this 'attractive area of countryside';
- The form of layout, which allowed for extension in the future, was out of character with the 'older and more attractive form of development of this pleasant village';
- The increased use of the 'substandard' junction with the A358 such as would be generated by the proposal 'would be prejudicial to road safety';
- The information submitted on the means of disposal for foul and surface water drainage was unsatisfactory.

It is understood that SSDC's decision was endorsed by the Planning Inspectorate in January 1992. The Inspector commented that the character of Ashill would suffer 'serious harm' as a result of arbitrarily extending the eastern boundary of the village into open countryside.

Conclusion

Ashill Parish Council is of the opinion that nothing materially has changed since the planning application of 1991. Having given consideration to this current planning application it has resolved that the principle of the development of this site is unacceptable and therefore **objects** to this proposal.

5/10/17 Date of Next Meeting

It was confirmed the next ordinary meeting of the Parish Council will be held on Monday 13 November 2017.

The meeting closed at 8 : 30 pm

Signed : (Chairman)
Date : 13 November 2017