

Minutes of Extra Ordinary Meeting of Sutcombe Parish Council Held at Sutcombe Memorial Hall. 29th April 2022. 7.30pm

Councillors Present:

Chair: Chris Quance. Barry Galbraith-Marten, Emma Horn, Holly Rowlands, Claire Furse, John Shepherd.

1. Chris Quance opened the meeting and welcomed all in attendance.
2. Declarations of interest : There were none
3. Apologies Received Councillor John Daniel, Lorraine Buttery, Parish Clerk.
Minutes of the meeting by Claire Furse
4. To Discuss planning application: 1) 1/0274/2022/FULM Proposal: Residential development of 12 dwellings and associated works. Location: Land Adjacent to Sutcombe Memorial Hall, Sutcombe

The main concerns with the outline planning permission were expressed by Barry Galbraith-Marten, regarding safety issues and clarity with the width of the road as it is proposed. It is unclear about hedge and footpath provision.

Claire Furse expressed a wish for additional pavement to be both sides of the road, to prevent cars from driving too close to the hedge opposite the development and entrance to children's playground.

Chris Quance considered that widening the road in this area could create additional risk or cars driving even faster through this part of the village.

On studying the drawing the council members concluded there was no consideration to the entrance of the village playing field given on the drawings. This is of main concern to the parish council, for all residents of the village given this area will be one of the busiest for pedestrians in the village.

Barry Galbraith-Marten identified a question of privacy for residents of St. Andrews close.

Helen Brookhouse from No. 9 St. Andrews Close felt strongly that the proposal took the benefit of the visual amenity from the existing properties. She feels upper windows of the development will look directly into her bedroom. Ms Brookhouse expressed concern about the distances between existing properties on St. Andrews Close and the properties on the proposed developments.

Steve Martin asked the Council if there was a pre-existing statement by Sutcombe Parish Council to address what housing need the council considered there to be in the village.

Chris Quance said this has previously been considered and included in the Village Parish Plan. There is no scope to re-visit.

The council, Steve Martin and other members of the public held a discussion regarding the type of housing, and people the council wishes to attract to move into the village. This encompassed concerns about available school places locally for residents of the proposed development as well as the build quality of the proposal.

Steve Martin said that he would like to have seen more 2,3, and 4 bedroom properties.

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This was agreed by Emma Horn who said that young people need small properties which is affordable for locals. The cinema and gym rooms were certainly not going to meet the needs of locals.

It was agreed that the development must not be allowed to discharge it's duty to provide affordable housing.

John Shepherd said that low cost housing must always stay low cost, and remain in the village.

Chris (Town Farm) representing Sutcombe Memorial Hall identified there has been acoustic screening identified running along the southern boundary. He thinks it should run all the way along the southern boundary. The concerns from the Memorial Hall exist about noise complaints from residents in the village. The Memorial does not want it's activities restricted by the occupation of the proposal.

There was a discussion regarding parking and if 2 spaces per property was enough especially for the larger properties.

Toni from No 7 St. Andrews Close talked about her objections to the proposal. Plot number 5 in particular looks directly into the bedroom windows of her young children.

Chris Quance reminded members of the public they are entitled to make their own objections (or otherwise) directly to Torridge District Council.

A member of the public raised concerns about flooding, she feels the road is often like a river and has concerns for properties at the bottom of the village. There was a discussion about the water attenuation system and monitoring for 12 months.

The general concern was in view of the previous annual flooding, this should be monitored / reviewed for a longer period.

A member of the public asked if there were any proposed improvements to the highway system, with the additional traffic this proposal will bring. The Council members have no indication of 'highway intentions' for the future and 'Highways' can clarify policy.

The Parish Council were able to convey sympathy with the concerns about highways, this is something that is regularly discussed at council meetings. The council is informed that Devon County Council does not have the available resource to repair roads and encouraged members of the public to report potholes to Devon County Council in addition.

There was a discussion regarding the provision of local services within the village compared to other villages in the area and therefore the proposed development being very rural to amenities.

Chris Quance drew the general comments session to a close and thanks members of the public for their input.

5. Council Discussion / Decision

The Parish Council Objects to the proposed development for the following reasons:

1. Access: The entrance to the playing field is not addressed within the proposal. The Parish Council would like to see a pavement on both sides of the road, with traffic calming measures introduced. This area is situated in a highly important part of the village and village life which will have increased pedestrian traffic.
2. Mix of housing. The Parish Council wish to see more smaller housing (2-3 bedroom properties) are preferred to encourage young families to work in the village.
3. Affordable housing. The Parish Council require further clarification from Torridge District Council regarding how the affordable housing within this proposal will be provided and determined.
 - a) The 3 affordable properties must be built.
 - b) The affordable rent properties should be offered to residents of the parish first.
 - c) The Council wish to see some part rent / part buy provision for home ownership.
 - d) Sutcombe Alms Houses are already the local Housing Association in the village and it is the council's wish that Sutcombe Alms Association is consulted and involved in the provision of local needs housing within part of this development.
 - e) The 0.6 affordable provision is subject to a S106 agreement. The Parish Council wish for this money to benefit locals within the parish. This could involve the Alms House Association within the village or be included within the existing development. We request further communication with Torridge District on this matter.
4. The Parish Council request that additional acoustic screening be provided on the southern boundary. It is of utmost importance that the function of the village hall is not restricted by the proposal.
5. Positioning of proposed plots and St. Andrews Close. Residents have expressed concerns about properties overlooking or looking directly into rooms of existing properties. The Council feel this must be avoided.
6. Flooding is an existing problem in the village with annual flooding meaning the main access to the village is cut off and properties are flooded. The Parish Council support the creation of water attenuation so this development does not contribute to the existing problem.
7. Hours of Construction works. This development will be situated next to residents for many months. The parish council considers that the working hours should be shortened.
8. The Parish Council requests further communication from Torridge District Council regarding the levies that would be triggered by a development such as this and to ensure money promised for the community services stays within the village.
9. The Parish Council will refer the matter to District Councillor to decide if the application should be Called In.

Chris Quance thanked everyone for their attendance and encouraged members of the public to also comment directly to Torridge District Council.

Signed.....

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