

Minutes Ansford Parish Council
WEDNESDAY 30TH SEPTEMBER 2015 Monthly Parish Council Meeting Held at CaryFord Hall at 7.30pm

Present: Cllr. A. Gibbons Cllr. G. Clothier
 Cllr. N. Begg Cllr. D. Pinnions
 Cllr. C. Edwards

In attendance: County Cllr. Mike Lewis Mrs. H. Moore [parish clerk]

Parishioners: **Three**

Ref:		Action:
97/2015	Apologies None received	
98/2015	Declarations of Interest The Chairman advised that if anyone had a personal &/or pecuniary interest on any matter on the agenda they should declare this & leave the room when appropriate	CE
99/2015	Open Forum : Resident[s] spoke re the Well Farm application [15/03441/REM] raising concerns with regard to the provision, protection and maintenance of green areas within and adjoining the proposed development area. Concerns with regard to footpaths were raised. Chairman thanked residents for their attendance and participation.	
100/2015	Planning: a. WITHIN ANSFORD i. 15/03441/REM – Land adjoining Well Farm Lower Ansford – Approval of reserved matters for the erection of 40 dwelling houses, details of layout, scale, appearance & landscaping to include levels, external materials & enhancement of biodiversity of outline planning permission 13/3593/out. i.1 Following considerable discussion of the plans and information provided with the application along with consideration of the conditions placed on the outline planning permission granted it was RESOLVED [5/nil] that Ansford Parish Council recommend REFUSAL of this application until such time the conditions outlined below are imposed and remedial action taken to mitigate the concerns raised by the council. <ul style="list-style-type: none"> • Green 'buffer' zone between the proposed dwellings and Well Farm : It is imperative that a Condition be imposed to keep this area as a green buffer zone with no development permitted in perpetuity. A condition also needs to be imposed with regard to the ongoing maintenance and upkeep of this area and contributions to the cost of such if required. • Trees: Tree preservation orders need to be placed on all larger trees within the proposed development area. • Green Areas abutting station road and the stream : It is important that Conditions be imposed with regard to ownership and ongoing maintenance of these areas - including contributions toward the cost of upkeep if required. • Public Footpaths: Significant re routing of the TWO existing footpaths is noted. Conditions need to be placed with regard to the surfacing of these paths, installation of clear signage for them and a contribution toward ongoing future maintenance. • Badgers: Although the green buffer zone has been created as part of the development plan it is imperative that the extent of the badger set be clarified in order to insure that no detrimental impact occurs. 	

	<ul style="list-style-type: none"> • Design of dwellings : The proposed development is within the parish of Ansford and close to properties within Lower Ansford. Ansford architecture has not been taken into account. The dwellings appear to be standard homes with very little adaptation to the nearby Lower Ansford architectural style. • Access onto station road: The access is considered to be highly hazardous on an already dangerous part of the road where accidents have been known to occur. The proximity of the exits of footpaths onto station road also need to be considered in order to reduce the impact of the increased traffic. • Parking: The parking within the development is not integrated and not unobtrusive - the detached garages as shown will not sit well. • Layout: The layout does not fully consider the sloping nature of the site, no cross sections through the site illustrating provision for differing levels has been provided. The houses do not face each other but rather a variety of directions and therefore there is no sense of enclosure, reduced feeling of safety and neighbourliness are created. <p>ii. 15/04066/OUT – WAYSIDE FARM STATION ROAD ANSFORD BA7 7PA – outline planning application for the demolition of all existing structures [including farmhouse & agricultural buildings] & development to provide up to 125 residential units [including 35% affordable housing] associated landscaping, access and infrastructure [revised application]</p> <p>ii.1 Following extended discussion and consideration of the information provided with the planning application form, Ansford Parish Council resolved to strongly recommend REFUSAL [5/nil] of this application due to the following concerns:</p> <ul style="list-style-type: none"> • Access - There is a single vehicular access onto station road for the total 125 dwellings proposed. There are continued concerns with regard to the potential increase of traffic onto this road with regard to both safety and the ability of the existing local network to cope. • Housings numbers - Applications within the area of Ansford [& cary] are already in excess of the total housing numbers allocated within the District Local Plan and this is an unnecessary development with the potential to create an over supply. • The Station Road Area requires a sustainable & co-ordinated development approach and council requests that a CUMULATIVE environmental impact assessment is produced • This development would result in the loss of a potential employment area. • This would be an isolated development far from the existing community provisions of Ansford and the local market town. • The topography of the site has not been fully taken into consideration • The capacity of the existing main sewer drainage needs to be fully investigated • The proposed sustainable urban drainage system - Should any development proceed at this site it is essential that a condition be placed with the developer for the ongoing maintenance and upkeep of any sustainable urban drainage system in perpetuity. • Proposed layout provides insufficient amenity space in relation to the number of homes. 	
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	<ul style="list-style-type: none"> • Proposed layout is sprawling and full of scattered 'cul de sac's' - not good for security or neighbourliness. • Clear and well surfaced separate cycle ways and footpaths are required. • The road layout appears to be the main decider of the design and not appropriate • Parking is unclear • Overall the proposed development does not comply with the South Somerset District Council Guidelines for housing developments with regard to the relationship of houses to each other and the surrounding area. <p>b. <u>OUTSIDE THE PARISH OF ANSFORD</u></p> <p>i. 15/04029/FUL The Red House Cumnock Road Ansford Castle Cary BA7 7HZ – Demolition of part wall, out building and gable end, refurbishment of the Red House, erection of three further dwellings & alterations to vehicular access</p> <p>It was noted that the proposed development directly abuts Ansford parish and the other side of Cumnock road is within Ansford.</p> <p>Ansford Parish Council, RESOLVED [5/nil] to make the following comments:</p> <ul style="list-style-type: none"> • Four homes appear to be an appropriate number for the site. • The development appears to be sympathetic to the local area both in design and scale • There are concerns with regard to the access onto Cumnock road due to the proximity of the traffic lights. The proposal put to Highways will need to take into account the amendments to the existing traffic light phasing proposed within the nearby Nurseries planning development application. <p>c. <u>ANY OTHER PLANNING MATTERS TO REPORT</u></p> <ul style="list-style-type: none"> • Letter from SSDC with regard to the impact of the loss of the five year housing land supply was provided to all councillors. • The agreement of Tree Preservation orders was advised to all present. • Council were advised that Somerset Waste partnership had adopted a procurement process for waste transfer. • Cllr. A. Gibbons advised that he had attended the recent Dimmer meeting. 	
	<p>THE MEETING THEN CLOSED</p>	
<p>Date of next meeting Parish Council Meeting : Wednesday 14th October 2015 7.30PM at CaryFord Community Hall</p>		