

# CASTLETHORPE PARISH COUNCIL

## Minutes of a Parish Council Extraordinary Meeting held Monday 8<sup>th</sup> February 2016 in the Village Hall

PRESENT: Councillors Ayles, Keane, Markham, Hinds, Sweetland & Forgham. The Clerk Mr S Bradbury & 3 members of the public were also in attendance.

The public forum commenced at 7.30:

A member of the public said that he was not in favour of including the latest submission (later referred to as site CS2 – site opposite Fox Covert Lane) into the Neighbourhood Plan. It would extend out the village boundary to the south rather than 'square off' the boundary as is the case with site CS5 (Maltings 2).

A question was asked as to how many additional houses were suggested in this submission. Cllr Ayles replied that it proposed 30 properties although the MKC Strategic Housing Land Availability Assessment (SHLAA) assessed the site as being suitable for 100.

There being no further matter raised the meeting proper started at 7.40. .

- 1 **APOLOGIES FOR ABSENCE**
- 1.1 Cllr Stacey reason alternate commitment. Accepted.
- 2 **DECLARATIONS OF INTEREST** by Councillors in any agenda items below
- 2.1 None..
- 3 **TO CONSIDER PLANNING APPLICATIONS (previously viewed on line by Cllrs)**
- 3.1. **15/03193/TCA** Notification of intention to reduce crown by 3 metres 1 x Eucalyptus (T1) and to fell 3 x Fraxinus (T2, T3, T4) Castle House 5 North Street Castlethorpe – no objections
- 3.2. **16/00057/TCA** Notification of intention to fell 2 x Apple trees 3 Lodge Farm Court Castlethorpe – Cllr Markham asked if this is one of a number of applications aiming to clear all trees from the plot. Nobody could recollect any others but Cllr Sweetland remarked that the current MKC 'tree officer' would have reviewed the application and could be trusted to notice this type of pattern. There were no objections
- 4 **TO CONSIDER RESOLUTIONS**
- 4.1. The parish council had considered 6 of the 7 responses to the second Neighbourhood Plan public consultation at their meeting on 1<sup>st</sup> February (**see Appendix A1**).
- 4.1.1. The decisions made on the first 6 responses are carried forward to these minutes to have all considerations listed in one place. It was agreed at the meeting that the following action should take place as a result of each comment:
  - The comment from Anglian Water about requiring a foul drainage strategy in the event of any planning application for site CS2 (Maltings 2) should be included. Accepted unanimously.
  - The comment from previous respondents and the Maltings 2 land owners is supportive and was noted.
  - The comments from resident 1 is not relevant to the Neighbourhood Plan and is a matter for MKC Planning Enforcement. Clerk to write to resident accordingly.
  - The comments from resident 2 are appreciated but the policy is only specific in terms of pedestrian access. Access by vehicles will become a matter for discussion with MKC Highways if and when a planning application is submitted. It was unanimously agreed therefore that these comments should not cause any change to the Plan. Clerk to write to resident.
  - The comments from resident 3 are supportive and were noted.
  - The comments from resident 4 were incomplete and not meaningful
- 4.1.2. The final response (**see Appendix A2**) was received too late for advice to be sought from MKC and the parish council's planning consultant before the 1<sup>st</sup> February meeting. Discussions have now taken place with them and the parish council were advised to prepare and circulate a comparison matrix which has been done (**see Appendix A3**).

### ACTION

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- 4.1.3. Following a discussion on the relative merits of the 2 sites that had been proposed it was agreed unanimously that site CS5 (Maltings 2) was suitable and should remain in the Plan and site CS2 (opp. Fox Covert Lane) was not suitable. Cllr Forgham had already prepared a new version of the Plan (v 2.13) to include the agreed changes as at 4.1.1. and this will now be the final pre-submission version that the parish council will pass on to MKC for further progression.
- 4.1.4. As such Cllr Ayles proposed that version 2.13 of the Neighbourhood Plan be approved formally by the parish council and this was agreed unanimously.

There being no further business the meeting closed at 8.20.

DRAFT

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### **APPENDIX A1 - Responses to the (second) Neighbourhood Plan public consultation**

1. Anglian Water. They have asked that a new Policy statement is added to the Malting 2 site that "A foul drainage strategy is submitted with the application which demonstrates that infrastructure capacity is available or there will be sufficient capacity to serve this development". We are seeking advice whether this would simply be attached to any planning application or whether it requires a Policy change.
2. Land agents on behalf of land owner Maltings 2 are supportive.
3. Resident 1 comments about restricting further commercial development at Lincoln Lodge and also about the location of the bridleway there. Again, we are seeking advice.
4. Resident 2 opposes Maltings 2 on the basis that vehicular access would be difficult through Maltings Field. It is not clear yet whether Highways would want vehicular access on this route though the parish council has a draft policy statement that there should be at least good quality (hard surfaced and unimpeded) pedestrian access. We are seeking advice whether the detail of this access would be for the Neighbourhood Plan or be dealt with under a planning application.
5. Resident 3 supports the draft NP.
6. Resident 4 comments incomplete and not meaningful – no further action
7. Representatives of a local landowner have indicated that they may submit a response but this has not been received at time of writing.

Because the consultation does not technically finish until midnight and the next Ordinary Meeting is not for a further 5 weeks, an Extraordinary Meeting will be called.

Philip Ayles  
1st February 2016

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### **APPENDIX A2 - Responses 6 – submission to include land opposite Fox Covert Lane (site CS2)**

29 January 2016

The Parish Clerk  
Castlethorpe Parish Council  
63 Thrupp Close  
Castlethorpe  
Milton Keynes  
MK19 7PL

Dear Sir

Response to Pre-Submission Castlethorpe Neighbourhood Plan on Behalf of F W Holes and Sons

We are writing on behalf of \_\_\_\_\_, who are the owners of land to the east of Fox Covert Lane and south of Wolverton Road as identified on the attached site location plan.

\_\_\_\_\_ has in the past benefitted from planning permission for 10 houses on land to the west of Fox Covert Lane (Milton Keynes Council Reference: \_\_\_\_\_). This scheme has now been implemented delivering much needed housing for the village. As part of the implementation of planning permission \_\_\_\_\_, a new access and associated road were developed to adoptable standard off of Wolverton Road and this has the capacity to service a development of 30 houses on the \_\_\_\_\_ land east of Fox Covert Close. The new access and Road are now know as Fox Covert Lane.

Policy 2 of the Neighbourhood Plan proposes to allocate land at Maltings Field for approximately 30 new houses. The Policy confirms at paragraph 4.12 that the development will be accessed from the centre of the village via South Street and The Maltings as well as Fox Covert Lane. The developer of the land at Maltings Field would however need the approval of \_\_\_\_\_ to access their land via Fox Covert Lane, which has not yet been sought or given.

\_\_\_\_\_ consider that their land east of Fox Covert Lane represents a better alternative to the proposed allocation at Maltings Field on the basis that the \_\_\_\_\_ land:

- can be accessed solely via the existing junction off of Wolverton Road, meaning that traffic generated by a development of 30 houses will have a lesser impact on the centre of the village compared to the land at Maltings Field, which would have to be accessed via South Street and The Maltings;
- is not in close proximity to the railway line and is therefore not affected by noise in the same way that the land at Malting Field is;
- can deliver a robust and defensible boundary to the village edge, with ample scope for structural planting and screening.

Site Access to Maltings Field

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There are technical difficulties in achieving a satisfactory access from South Street via The Maltings to the land proposed to be allocated at Maltings Field. South Street is narrow and the significant increase in traffic generated from 30 houses on Maltings Field will impact on the flow of traffic through the village to the detriment of the amenities of the village and the Conservation Area.

The land can be accessed via the existing access and junction off of Wolverton Road and so is not affected by these same issues.

Proximity to Railway line The land at Maltings Field is immediately adjacent to the railway line and is therefore exposed to noise from this significant noise source.

Policy 2 requires any development at Maltings Field to provide an appropriate noise and landscape buffer alongside the railway line. The eventual solution is yet to be determined and so there remains considerable uncertainty about the affect of this mitigation on the developable area of the site. An acoustic bund and acoustic fence that is supplemented by structural landscaping would take up a significant proportion of the southern part of the site.

The land south East of Fox Covert Lane is not affected by railway noise in the same way as the land at Maltings Field and could accommodate the proposed 30 new houses without requiring the same level of acoustic mitigation. It is therefore a more deliverable site than the land at Maltings Field.

#### Defensible Boundary and Landscaping

Due to the relatively small size of the land at Maltings Field, it is unlikely that a genuinely defensible boundary to the village will be able to be delivered without impacting on the developable area of the site. This again places into question the ability of the site to deliver the 30 new homes proposed by Policy 2, particularly when the requirements for noise attenuation are also taken into account.

By comparison the W Home land performs better in respect of being able to deliver a truly defensible boundary to the village that is capable of delivering structural landscaping that will enhance the character and setting of the settlement. This is due to the availability of a more generous area of land that is truly capable of delivering the mitigation required by Policy 2

#### Summary

For the reasons set out in this submission, consider that their land east of Fox Covert Lane represents a more deliverable and achievable alternative to the land at Maltings Field, as proposed to be allocated by Policy 2 of the Neighbourhood Plan. Its development with housing will have fewer detrimental affects on the village in terms of traffic generation and the preservation of its character and setting.

Accordingly, the Land ought to be allocated in the Neighbourhood Plan as the preferred location for the 30 new homes proposed by Policy 2.

Yours faithfully

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#### APPENDIX A3 - Additional Housing Sites Assessment

Assessment Criteria	Site CS2 Land to east of Fox Covert Lane	Site CS5 Land south of Paddock Close
Site Capacity	approx 100 houses	approx 30 houses
Impact on village character and facilities	Castlethorpe has about 450 dwellings so this would be, along with other sites with outstanding planning permission, about a 25% increase in village size. This might take certain facilities, in particular the First School, above capacity even with maximum feasible expansion of the school.	Together with outstanding permissions, this would represent about a 10% increase in village size. No unmanageable impacts are envisaged.
Noise & vibration (from railway)	The site is adjacent to the railway and planning conditions would have to be imposed to ensure acceptable levels of noise and vibration. However, the size of the site means that this would be easier than on site CS5.	The site is adjacent to the railway and planning conditions would have to be imposed to ensure acceptable levels of noise and vibration.
Site access arrangements (Note Fox Covert Lane is 4.8m wide with 1x2m footway which is the residential standard for up to 50 dwellings)	Vehicular access would be from Fox Covert Lane. Widening of Fox Covert would be necessary with the construction of a second footway on the east side..	Vehicular access would be from Fox Covert Lane. which is adequate for access for the proposed 30 houses plus the 9 houses in Paddock Close. A second access would be possible through Maltings Field and a minimum unfettered pedestrian access would be required.
Access to village facilities (pre-school, nursery, school, shop, church, playarea, Castle fields, sports ground)	Vehicular access via Fox Covert Lane. Pedestrian access to Maltings Field would be possible though the footpath has kissing gates and the ground is rough or along Fox Covert and North St.	Vehicular access via Fox Covert Lane. Pedestrian access will be provided on a new footway to Maltings Field. The site is significantly closer to village facilities by foot than site CS2.
Impact on the landscape	This would be significant. The site would be highly visible on the approach from Wolverton Rd and from the Bullington End Rd junction with North	Negligible. Providing the hedge bounding the farm track extending from Fox Covert lane is maintained, the site would

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	St.	scarcely be visible.
Integration with the village form	The site represents a significant extension to the existing settlement boundary into the open countryside and is not considered to represent the 'rounding off' of the village boundary.	The site squares off the existing settlement boundary and integrates well.
Creation of long term defensible boundaries	The site does not create a defensible boundary and might encourage further development on the other side of Wolverton Rd and further to the east adjacent to site CS2. In fact, the site then leaves CS5 'stranded' and would make development on that site difficult to oppose subsequently.	The site creates a clear boundary along Fox Covert Lane and its farm track extension to the railway line.

Castlethorpe Parish Council  
8th February 2016