

Minutes of a Planning & Finance Sub-Committee Meeting 21 September, 2016
19:30, Stanford in the Vale Village Hall Committee Room

Present: Peter Lewis (Chair), Janet Warren, Nona Lewis, Simon Jackson, Amanda Bailey, Mark Isaacs, Peter Gill, Karin Williams-Cuss, Mike Dew (Clerk)

Apologies: Tina Jenkins

Declarations of Interest: None

There was significant discussion surrounding the application and associated concerns as well as merits. Based on the discussions Cllr P.Lewis proposed, seconded by Cllr J. Warren that Council had no objections to the application, but wanted a number of points to be considered by officers. However, there was then further discussion concerning the implications of school capacity on sustainable development and various suggestions that we should therefore be objecting to the application in light of this. Chairman highlighted that these were County council matters, and that the County had previously failed to stand behind such issues when other applications had been considered. Given that a proposal had been made it was necessary to vote, the proposal failed.

After further discussion, on the proposal of Cllr. S.Jackson, seconded by Cllr. K.Williams Cuss, IT WAS RESOLVED that we object to the application for the following reasons:

We commend the applicant for the high standard of their application and accompanying information. Additionally, we recognise the efforts that the applicant has gone to, in order to accommodate local views. Indeed, we would advocate such an approach from all other developers within the parish. However, in light of the issues with education provision within the parish, Stanford in the Vale Parish Council objects to the application for the following reasons:

- Stanford in the Vale Primary School is approaching capacity, and no detailed mitigation plans from OCC are yet available. We therefore support OCC's Grampian Condition requirement.
- Stanford in the Vale Pre-school, forecast to be at capacity in 2017, and no detailed mitigation plans from OCC are yet available. Our initial assessment is that the Parish Council does not currently have land available to allocate for such uses.

However, should OCC's objections be overcome, then we would have no objections but would wish the following to be taken into account:

We particularly welcome the inclusion of the "green" footpath along the western boundary, which serves to complete an additional segment of the Parish Council's long standing desire to create a circular rural footpath route around the village. We would advocate OCC's recommendation that the application should include assurances this will be provided.

We do however concur with comments in regards to it being highly desirable for a holistic planning view with regards the entire strategic site. We continue to have reservations over the location of the proposed LEAP. This is also highlighted by VWHDC's Landscape Comments that "*play provision should be planned as part of the whole strategic site allocation to avoid duplication of provision*". We would suggest locating the LEAP in such a way that, when the additional parcel of land, forming part of the strategic site comes forward, a larger, contiguous LEAP could be provided (potentially to the north of the "Country Lane" element in the vicinity of plot 71, although we accept that this would require

additional work to the proposed housing layout). We would welcome additional discussion with VWHDC with regards other holistic elements of the wider site (not specific to this application) including greening, and the forming of additional "green" pathways linking the 3 parcels of land together.

We commend the applicant's provision for 184 car parking spaces, since we have seen multiple issues with parking at the recent "Nursery End" development. Whilst we appreciate the need to avoid reliance on the motor car, given the location of the site, and available amenities we believe that this should potentially be conditioned as the minimum number of spaces to be provided should the application be permitted.

We're aware that Thames Water are investigating the supply pressure and requirements that might be necessary and there are multiple concerns within the village in regards to the existing water pressure. However, we continue to hear from residents suffering from issues with the foul water sewer "downstream" from the proposed site. We are therefore of the opinion that further investigation/management of the foul sewer network is required to ensure that existing residents are not adversely affected prior to occupation of any dwelling on the strategic site. Assurances should be obtained from the water authority for the same.

Finally, we are aware of a large number of bats in the vicinity. We are concerned by the contents of the ecological report and its dated contents (which claims amongst others the presence of 1 hedgehog within 1Km in 2006). Given Vale's desire for a holistic approach to the development of the site, we request a specific and independent bat survey is undertaken (as opposed to simply being an element of the ecological survey) for the entire strategic site and a holistic mitigation approach should be undertaken.