

MINUTES OF an EXTRA-ORDINARY MEETING of CODDINGTON PARISH COUNCIL
held on 16 October 2019 at 7:30 pm in the Community Centre.

Present:

Members: Cllr Armstrong (Chairman) Cllrs Allen, Baker, George, Parrett.

Clerk: Mrs Y Wellard.

In Attendance: 5 members of the public.

1. Apologies for Absence.

Apologies were received from Cllrs Rowden-Allen, Cox, O'Donnell, Molloson, and McDonald. The Chairman announced that the meeting would go ahead for discussion of items on the agenda, but the meeting was not quorate for any planning decisions to be taken.

2. Declarations of Interest.

There were no declarations of interest.

3. Public Contributions.

Residents of Yew Tree Way put forward their objections to the application for the construction of two semi-detached houses on land adjacent to 4 Yew Tree Way. They referred to historical errors by NSDC which had resulted in the deterioration of protected woodland, opening the way for potential development of the site. The habitat survey included in the current application was highlighted as evidence of the depletion of the mixed woodland which, as a result of repeated brush cutting and fires, has been replaced by bare ground and 'amenity grassland'. Reference was made to the Amended Core Strategy SP3 criteria, namely location, scale, need, impact and character, none of which the proposals would meet. The previous application had been dismissed by the Inspectorate on the grounds of safety and emergency access at the turning area of the cul de sac, but nothing had been done in the revised plans to address these issues.

4. Amended Planning Application 19/00131/FUL – Land adjacent to 4 Yew Tree Way.

An overlay of the revised plans comparing the size of the proposed development with the original plan was circulated, to illustrate that the over-all size of the development had increased and would encroach even further towards Yew Tree Wood. The term 'modest development' was misleading.

In addition to their agreement with the objections raised by local residents, Cllrs expressed the following concerns:

- The ecology report's recommendation for annual pruning would lead to further loss of protected trees as new residents would wish to reduce shade in the gardens.
- There is no space for construction vehicles to operate or materials to be stored.
- Construction could damage tree roots.
- The houses have no provision for storage; future residents may apply for garages to be built.
- Nothing has been done to address the previous objections.

5. Matters for Immediate Note and the Next Agenda.

There were two further planning applications for consultation:

19/01134/FUL – revised/retrospective application for a side extension at 24 Post Office Row.

19/01818/FUL – application to convert a storage building to a holiday home at 3 Old Manor Court.

Cllrs agreed to the Chairman's proposal for an extra-ordinary meeting on Tuesday 22 October

The meeting closed at 8:05pm