

MINUTES OF an EXTRA-ORDINARY MEETING of CODDINGTON PARISH COUNCIL
held on 22 October 2019 at 6:00 pm in the Community Centre.

Present:

Members: Cllr D. Armstrong (Chairman) Cllrs L. Rowden-Allen, M. Baker, L. Cox, N. McDonald, R. O'Donnell, W. Parrett.

Clerk: Mrs Y Wellard.

In Attendance: 1 member of the public.

1. Apologies for Absence.

Apologies were received from Cllr Allen, Cllr George, Cllr Molloson, District Cllr Brooks and District Cllr Lee.

2. Declarations of Interest.

There were no declarations of interest.

3. Public Contributions.

There were no contributions from the public.

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

The ecology surveys from 2016 and 2019 showing loss of woodland and an overlay of the amended plan showing an increase in the size of the proposed houses were circulated. Cllr Armstrong proposed objections to the application on the grounds of character, safety, sustainability, ecology and effect on the Conservation Area. Cllr Cox seconded the proposal which was unanimously agreed (full submission attached). Cllr Cox, seconded by Cllr Rowden-Allen proposed a request for the District Cllrs to call in the application due to the Parish Council's strong objections and this was unanimously agreed.

5. Revised/Retrospective Application 19/01134/FUL – 24 Post Office Row side extension.

There were no objections to the revised plan.

**6. Planning Application 19/01816/FUL – 3 Old Manor Court,
conversion of storage building to holiday home.**

As the plans showed ample parking space for additional accommodation, and being keen to support small rural businesses, there were no objections from the Parish Council.

7. Matters for Immediate Note.

- A request for more information from Rights of Way on the future of Footpath 4 (Beaconfield) for discussion at the next meeting.
- A complaint was received about the overgrown footway on the south side of the Beckingham Road.
- The sloping footway on Main Street between the crossroads and the Inn on the Green is a problem for wheelchair users.
- Cllr Armstrong gave his apologies for the next Parish Council meeting on 7th November.

The meeting closed at 6:15pm

19/00131/FUL – Construction of two dwellings on land adjacent to 4 Yew Tree Way.

Coddington Parish Council objects to this application on the following grounds:

- **Character** - The original plan for development at Beaconfield was for well-spaced 4-bedroomed houses with large gardens, designed around the predominant woodland setting. The design of the proposed additional semi-detached dwellings is over-development not in keeping with other properties with spacious gardens on Yew Tree Way. The semi-detached houses together are not modest in size, and in fact ignoring the garages, are larger than before. Both houses are the same width as the detached house designs previously submitted, but larger front to back with the rear of both houses closer to Yew Tree Wood. Furthermore, the division of gardens and loss of trees would set a precedent for further development, contrary to the original design conditions laid down for this area, with views over the countryside and the open space character of the area being lost.
- **Safety** - Access to the proposed houses lies at the hammer-head of the cul de sac. Additional vehicles at this point would cause congestion and inconvenience for vehicles using the turning area, and block access to the emergency services' vehicles entry/exit route. The lack of a footpath would cause significant danger to pedestrians especially those families walking to school. Additional housing would increase road parking on the narrow Yew Tree Way, causing pedestrian hazards from emergency, utility and domestic vehicles, including reversing manoeuvres. The driveways to the proposed properties are of insufficient length for the average number of household cars and visitors. The design guide incorrectly gives the impression that there are two points of normal vehicle access to Yew Tree Way, whereas one access is for emergency vehicles only.
- **Sustainability** - The statement contains references to the Post Office and Village Shop; both these services were closed by April 2018, and planning consent has now been granted for conversion to residential use. A limited Post Office service is due to launch from the Community Centre, but this will only be open for 3 hours per week.
- **Setting of the Conservation Area** - The site lies close to the southern boundary of the Conservation Area where mature woodland provides a natural extension and setting for the Conservation Area, enhancing the environmental quality of the village. The surrounding retained trees are likely to be the subject of repeat applications for tree felling and removal of branches, which will damage the setting of the Conservation Area and Yew Tree Way. For example, the present applicant has carried out work to significantly reduce the scale of large yew trees, so they now provide much reduced visual amenity on Yew Tree Way, and applied to fell an oak tree (01508/TPO). It is also not clear how damage to trees will be avoided during construction works due to the very limited space available for laydown and contractor vehicles / facilities.
- **Ecology** – Habitat surveys have been completed in 2016 and 2019 on behalf of the applicant, with the scope including woodland protected by TPOs. The scope of the 2019 survey covers a more restricted area than the 2016 survey, but it is clear from the report that there has been significant degradation of the mixed woodland between the two surveys, and this may extend further back towards Yew Tree Wood given the pattern of degradation. Further degradation of the woodland would be expected if permission is granted for development, both during construction and during occupation, due to the limited space for laydown and residential gardens.