STREET PARISH COUNCIL

Extraordinary meeting of the Council held on 7th August, 2017 at

7.05 p.m.

PRESENT: Councillor V.A. Appleby (Chairman of Council)

Councillors: S. Dowden, T.L. Emery,

P. Goater, L. Hughes, A. Leafe and

J. Wooldridge

IN ATTENDANCE: Mrs. L.A. Ruff - Parish Clerk

Mr. A. Kinghan – Neighbourhood Plan, Funding

and Projects Officer

County Councillor E. Leyshon

APOLOGIES: Councillors: C.E. Axten, T.W.E. Napper,

T. Rice, N.M. Swift and L. Zaky – another

engagement – reasons accepted

59. MINUTES

The minutes of the meeting held on 18th July, 2017 which had been

circulated were approved as a correct record and signed by the

Chairman.

60. DECLARATIONS OF INTEREST AND DISPENSATIONS

In accordance with the Code of Conduct Councillor Hughes declared an other interest under Appendix B in any matters relating to the District Council and stated that he would keep an open mind when considering issues at either District or Parish level.

61. DEVELOPMENT OF LAND WEST OF SOMERTON ROAD

The Clerk submitted notes of the briefing on 12th July as amended, with

the Ninesquare Trust which had been circulated. It was stated that

consultations had taken place with the Trust and these were initial

discussions which would not in any way impact on any subsequent

planning application, for which the Parish Council would be a

statutory consultee. Brief guidance from Andre Sestini was also read

out. The meeting was adjourned from 8.15 p.m. to 8.17 p.m. to allow

the public to speak. County Councillor Leyshon pointed out how the

Trust had been trying to do its best for Street for years.

Councillor Goater felt that members should state what they considered

to be the advantages and disadvantages of the proposal. The

advantages were seen as -

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A. it was a big plot and if 150 to 175 houses were built on it this

would not be overdevelopment and this would be better than the land

being sold to an aggressive developer who might build another 300

houses

B. Street needed a variety of additional houses including starter

homes, units for the physically challenged, larger units and assisted

living homes for the elderly and there were not many suitable sites

C. Walton would receive the benefits of the site proposed there but

the residents would use the facilities in Street whereas this site would

benefit Street through Section 106 funding etc.

D. the Vine Surgery did not have a capacity problem and the extra

residents would not have an adverse impact

E. as overdevelopment of the site was not proposed it was assumed

that parking provision would be adequate and existing trees and

hedgerows were being kept.

The disadvantages of the development were seen as -

A. the entrance is on to Somerton Road which is a busy B road and

nearby lanes could be filled with traffic

B. there could be overdevelopment at a later stage or other changes

to roofs etc. and the buffer zone shown along Somerton Road should

be a buffer between existing houses with an orchard etc.

C. it appeared that the proposal was being put forward before the

Neighbourhood Plan had been done which could stipulate on the

density of developments, building standards, infrastructure, buffer

zones etc. and would involve consultation with the community

D. if the site would result in less houses being built on the Walton site

this would be detrimental as less infrastructure etc. would be provided

as part of that larger site and in particular, the entrance to the Walton

site might be at the top of Brooks Road which was already very

congested

E. it seemed that Hindhayes School was full and Elmhurst School

only had a bit of capacity

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F. the proposal document was out of date with one school not

included, timings for trips inaccurate, and bus routes and times wrong.

A new impact study on having 150 to 300 houses on the site was

needed with a traffic count on Somerton Road to determine peak times

and traffic flow – one of the speed indicator devices to be used for this

G. an ecological survey had been carried out in 2013 but there had

been no consultation with residents to look at options

H. it was felt that the land receipts would probably not be anything

like £4 million and that this was a separate issue

I. there would be a detrimental effect on the historic areas of

Stallgrove Lane and Overleigh and the pleasant areas of Petvin Close

and Burley Gardens

J. the site was a long way from the centre of Street with no bus links

or cycle route and would be accessed from a busy B class road

RESOLVED

1. that the landowner of the site in Walton be asked if that

development was going ahead and what was happening about the

masterplan

2. that the Ninesquare Trust be informed that the Council would be

carrying out it’s own consultation and impact analysis on the proposals

as their report was out of date and that it would get back to the Trust.

The meeting ended at 8.40 p.m.

Councillor Hughes left at 7.45 p.m. and returned at 7.50 p.m.

Chairman \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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