

BLISWORTH PARISH COUNCIL

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Minutes of the Extraordinary Meeting 25th March 2013

Held in the upstairs room of Blisworth Village Hall at 7.30pm

Present:	Cllr Mrs P Masterman	Chairman
	Cllr Mr C Jeffery	Vice - Chairman
	Cllr Mrs J Hawkins	
	Cllr Mrs D Burgoyne	
	Cllr Mrs McKeown	
	Cllr Mrs M Field	
	Cllr Mr S Clarke	SNC Cllr

18 members of the public

169. APOLOGIES FOR ABSENCE – THE FOLLOWING APOLOGIES WERE RECEIVED AND APPROVED :

Cllr K Gray, Cllr C Gardner

170. DECLARATIONS OF INTERESTS – members were asked to declare any interest and the nature of that interest which they may have had in any items under consideration at this meeting. None was declared.

171. This meeting was called to discuss:

Planning Application : S/2013/0225/MAF

Variations to original plans including split levels to avoid construction of a 3m retaining wall in the building of 27 houses on Chapel Lane.

RDC Development Consultants – Simon Copson and Nigel Painter from Orbit Homes “The Developers” were in attendance. They introduced themselves, stating that their company was essentially involved in building of affordable homes and that this project was started to finance their affordable housing schemes. They had endeavoured to maintain the ‘good’ features from the approved scheme in the recent application.

Signed -----

Date-----

The Chairman put the following questions to the developers on behalf of the Parish Council:

1. Q/ Access during the construction stage will be from Northampton Road and this temporary site road shall be in place prior to commencement of the development?

A/ It was stated that a temporary access road for Construction traffic will be installed between Northampton Road and the site.

2. Q/ No delivery of site materials shall be made during the hours 8.15am – 9.15am and 2.45pm – 3.45pm on school days?

A/ There will be third parties delivering to the site but they will endeavour to keep to these times (which were noted) and include week ends and bank holidays.

3. Q/ Will adequate provision will be made for parking of construction traffic and site workers' vehicles?

A/ Parking will be allocated on site

4. Q/ Will all site traffic shall have due regard to the 10T weight limit on Candle Bridge (west of the site)?

A/ This was noted and will stipulate this to suppliers, but again are subject to the third parties.

5. Q/ The existing 30mph speed limit shall be extended to the other side of Candle Bridge and the Parish Council would respectfully suggest that this should be beyond the stile accessing the footpath to reduce the risk to pedestrians?

A/ This was regarded as a Highways issue.

6. Q/ The Parish Council understand that the existing line of drainage across the site runs from Chapel Lane to Station Road. There have been several incidents of flooding in Station Road in the previous 12months and the Parish Council would like reassurance that adequate attention has been given to this to avoid future flooding?

A/ Legislation now in place prevents any increase in run off from storm water and drainage as a result of development. Culverts will be constructed which will contain the water and then release it slowly

7. Q/ As the developers consider this a viable development (p13 D & A statement) can they stipulate the percentage of affordable homes that will be included?

A/ 40%

8. Q/ the Parish Council would like confirmation that an additional footpath will be provided on the north side of Chapel Lane linked to Little Lane?

Signed -----

Date-----

A/ Yes this was agreed in the initial application.

9. Q/ the Parish Council would like reassurance that the 'turning point' between plots 24 and 25 will not be used to further develop the site?

A/ The developers are contractually bound to put this road in as it is access for the field and therefore it is outside their control.

10. Q/ Is it possible to have a 'ball-park figure' for the S106 agreement to benefit the village?

A/ Part of The S.106 agreement will be used to subsidise the affordable housing.

11. Q/ As the development is likely to appeal to families and will increase the number of children attending the village school and therefore need to cross the busy main road the Parish Council would expect the provision of a pelican crossing funded by the developers?

*A/ it was agreed that the mix of housing would appeal more to families and thus their needs would have to be addressed. **The provision of a pelican crossing would need to be re-visited.***

12. Q/ Is there an expected commencement date and projected build time for this development?

A/ ASAP! Building will take 12-15 months.

13. Q/ Cllr Jeffery requested assurance that there would be a minimum of 40% affordable housing and was concerned that the increase in the number of bedrooms and that there would be more Pedestrians and Vehicular traffic thus adding to traffic issues.

A/ The response to this was that the square footage was used in estimates of this kind and not bedroom numbers, for which there was discrepancy in the numbers worked out. The developers agreed to check the figures on bedrooms.

14. Q/ Cllr Burgoyne stated that there was considerable concern over the increased levels of traffic resulting from the development and access for emergency vehicles and parking must be addressed. Everyone she had spoken to was in agreement that the access should be onto the Northampton Road.

A/ This is regarded as a Highways issue.

Q/ Cllr Burgoyne also wanted to know if the affordable homes would be taken by local people.

A/ The response was that if the homes were not filled locally after a year other applicants could be considered.

15. Others present were then invited to give their views and question the Parish Council specifically on this item.

Q/ Concern was raised again about the access and the insufficient width of the nearby roads and there was a general feeling that the increased traffic issues had not been addressed. Also that the pavements were insufficient and the steep gradient and narrowness of Chapel Lane posed considerable dangers particularly in icy conditions.

A/ the site has been cleared by the Highways survey in the application.

Q/ One resident was very concerned about the entrance to the site and put the case that either the access to No10 Chapel Lane should be widened or moved. He included a map showing the access which is attached.

He also raised concerns that the creation of a turning head between plots 24 and 25 needed to be able to accommodate a large animal transporting vehicle.

A/ the developers agreed to look into these issues

Q/ Has an Archeological Survey been carried out on the site?

A/ Yes

Q/ Request for assurance of courtesy towards local residents during the project?

A/Certainly intention is to be considerate to needs of locals near site

Q/ Concern raised that culvert and drainage calculations carried out accurately.

There being no further questions the Chairman thanked the developers for attending. The next stage will be to get NCC Highways to attend a meeting to discuss the traffic concerns raised and felt by a considerable number of residents. The meeting closed at 8.40pm.

Signed -----

Date-----