



# Oldbury on Severn Parish Council

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Minutes of the

## **OLDBURY ON SEVERN PARISH COUNCIL PLANNING MEETING**

Held on Tuesday 04 October 2016, 6.30pm at the Memorial Hall

### **1. TO ACCEPT APOLOGIES FOR ABSENCE**

Cllr Dylan Griffiths

### **2. TO RECEIVE AGENDA DECLARATIONS OF INTEREST & DISPENSATION REQUESTS**

None

### **3. PUBLIC FORUM**

13 Parishioners attended the meeting comments noted were as follows:

- Not sustainable for the village
- Oldbury on Severn Parish Plan stated 14 affordable dwellings this application is for no5 dwellings which are five bedroom properties
- If this development goes ahead will it open the field for further development?
- Access to site concerns – access it outside the boundary, access is on the inside of a bend
- New houses will be connected to main sewage system which is at full capacity
- It is stated that this Site is not near a public footpath, it is clearly visible from public footpath
- Transport survey has incorrect Road name
- This area is Green Field site not a Brown Field Site
- Access to development concerns – the road is very narrow even for two cars to pass each other. Potential for road accidents
- Point of visibility
- Increase risk of flooding on Chapel Road – event of March 2016 discussed
- Wallingford storm water storage analysis system and rainfall tables discussed, rainwater designed to take water discharged over 12 hour period, several days of water will see system fail

- Lowest probability of flooding – is the Environment Agency looking at the planning application too?
- Hard open rural setting this development will spoil the landscape

#### **4. PLANNING**

##### Response to Hope Farm Planning Application

This council **OBJECTS** to this planning application for reason detailed below:

1. Both of the proposed site accesses exit onto the `outward` (convex) side of a bend in a narrow part of Chapel Road, with a limited visibility splay.
2. The scale and massing of the proposed buildings would be overbearing in relation to neighbouring properties and would also result in visual intrusion over those properties.
3. Based on current usage the foul water/sewage disposal system is operating at full capacity.
4. Contrary to the outline application the site is clearly visible from Chapel Road and the adjacent field public footpath as well as other locations South of the proposed site.
5. Again, contrary to the outline application this does not qualify as an exception site.
6. The application does not fully comply with the Oldbury-On-Severn Parish Plan and its mix of housing needs.
7. The statement relating to surface water disposal contains no substance of remediation, which is concerning given the high risk of flooding in this area.
8. The ecology statement is flawed. There is at least one badger sett within 200 metres of the proposed site.
9. Oldbury village and Chapel Road in particular has evolved as a linear development that follows the road system. This application is not a linear development. If implemented it would affect the general character of the village.

#### **5. ANY OTHER MINOR MATTERS OR ITEMS FOR THE NEXT AGENDA**

None

#### **6. CLOSE OF MEETING**

Meeting closed at 7.20pm.

The next Parish Council meeting will be held on **Tuesday 01 November 2016.**