

COLLINGBOURNE DUCIS PARISH COUNCIL

**MINUTES OF MEETING HELD AT COLLINGBOURNE DUCIS VILLAGE HALL
AT 6pm ON WEDNESDAY 25th JULY 2007**

Present: Cllr. M. Cox (Chairman)
Cllrs P. Risborough, K. Pickis, N. Whinton, S. Gilford, C. Rossiter, B. Bale
Plus eight members of the public

1. **Apologies:** Cllrs J. Dowsett and G. Chandler.
2. **Declarations of Interest:**

Cllr. Gilford declared a personal interest in item 5, planning application at Bourne Rise as his home is on the opposite side of Chicks Lane directly facing the site.

Cllr. Pickis declared a personal interest in item 5, planning application to the rear of 109 Cadley Road, Roxana and Newhaven as her home is on the opposite side of Cadley Road close to the site.

Cllr. Risborough declared a personal interest in item 5, planning application to the rear of Roxana as his home directly adjoins 109 Cadley Road. Cllr. Risborough abstained from that part of the meeting discussing this proposal.
3. **Minutes of last meeting held on 5th July 2007:**

These were agreed as a true and accurate record of the meeting and duly signed by the Chairman. Proposed: Cllr. Gilford, seconded Cllr. Risborough. 6 in favour, one abstain.
4. **Adjournment for public comments and questions at 6.03pm.**

The following comments regarding planning application K/56944/O – proposed development to the rear of Newhaven, Roxana and 109 Cadley Road were made by those present:

Cadley Road used to take horses to grazing twice a day. Traffic now very busy and road poorly lit – new users will make the road even more dangerous.

Pavements and density of development will turn this part of village from a rural area into an urban area with no corresponding facilities.

Land rises across the site – proposed houses will be very elevated and visible from everywhere in the village and surrounding downs and will dominate what is currently a rural and pretty valley community.

Cadley Road was built as a country lane and is already falling apart due to volume of traffic – 2 cars per proposed dwelling will make this worse.

Construction vehicles will be a problem, particularly while the access road is constructed.

Drainage and surface water run off are already a problem in Cadley Road – more hard standing etc. will make this worse.

Pavements will be necessary for safety – noted that suitable land was purchased many years ago from Newhaven towards the west to facilitate this.

Suddenly acquiring 6 new neighbouring properties along one boundary is unacceptably dense and rapid development.

When land to the rear of 107 was sold for a rural density development, the plans were changed once the sale was complete to much higher density than had been promised by the developer.

It was noted that someone who sold land to the Saxon Rise development was objecting to this one.

School (which is Church of England voluntary controlled) has a waiting list and the pre-school is at capacity with no funding for expansion and no guarantee of funding from any current or proposed development. Commented that school currently has children from out of catchment and has only 16 children in the reception year:

Chairman noted that the school does not have one year per class and that class sizes have statutory limits – he has already confirmed with the head teacher that there is a waiting list for next year, that the proportion of children from within catchment is currently increasing with feed through from the pre-school and that Church of

England parish boundaries do not align with catchment areas, so that children from within the parish can be out of the official catchment area.

The density of the proposed development is below government guidelines.

There is a covenant on at least one property limiting development to one dwelling per plot.

The chairman has been canvassed ahead of the meeting and drafted a summary document of comments, which was read out to those present with no objections to its content.

Meeting reconvened at 6.26pm

5. **57.07 Planning Applications:**

Application PI.8/07: K/56974/F

Full planning permission for 2 storey side extension in place of existing flat roof garage at 15 Bourne Rise, Collingbourne Ducis, SN8 3HG.

Applicant: Mr and Mrs Gleeson.

No objection. Proposed Cllr. Bale, seconded Cllr. Whinton, approved nem com.

Application PI.9/07: K/56944/O

Outline planning application for new residential development of 13 dwellings and creation of new access, parking and garage areas at land to the rear of Roxana, 109 and Newhaven, Cadley Road, Collingbourne Ducis.

The Parish Council to object on the basis of the comments received from the public prior to the meeting and as summarised in the document read out to the meeting during the adjournment, those comments made during the adjournment plus the following comments:

The width of the proposed new access road is too narrow.

Cadley Road at this point is too narrow and dangerous for the proposed access road.

The proposed development does not constitute a "small group of houses" within the meaning of KDC policy HC22.

Archaeological remains probably continue under the proposed development as they have proved more extensive and important on the adjacent construction site than expected.

Proposed Cllr. Gilford, seconded Cllr. Bale, 6 in favour, 1 abstain (Cllr. Risborough).

6. **58.07 Cheques for authorisation:**

Kennet District Council (uncontested election fee) £75.00

J. H. Sedgwick (grass cutting, 3rd of 6 invoices for 2007) £460.00

Proposed both are paid Cllr. Cox, seconded Cllr. Rossiter, agreed nem com.

7. **Next meeting:** 6th September 2007 at 7.30pm in the Village Hall.