

Notes taken at the meeting to discuss potential housing development in Appleby Magna

Wednesday 14th August 2013, 12 noon, Sir John Moore School 'The Shed', Appleby Magna

Present: - Cllrs P Hemmerdinger, R Butler, G Pott, Mr Ian Hamilton, resident, Mr Danny Herbert, resident, Lindsay Swinfield PC Clerk, Mr James Ottewell & Mr Tim Farley – representing development company

01 Apologies – Mr Mark Smalley

02 All agreed that Paul Hemmerdinger to chair the meeting.

03 General comments made:

- DH - Happy to attend the working group meeting, however there is concern that a high percentage of residents who attended the Parish Council meeting on 1st August were against the proposal of a working group.
- IH - A high percentage of villagers are against the proposed development, and there is still speculation re the allocation of affordable housing. Recognise that some development is necessary, but the sheer scale is an issue. Access and movement of vehicles will create various nuisance problems in the village.
- JO – We have to engage with the community, a planning application will be forthcoming along with legal proceedings re the village green application. Social housing is a good point and on the back of Richard Windley's survey (*Mr Windley has now retired from his position as Affordable Housing consultant – Clerks note*), it would seem that more is required for Appleby Magna.
- JO – We will translate changes recommended by residents at the exhibition in a re-design.
- RB – Not against housing, just the volume of housing and the location, and will need a large sub-structure for the quantity of houses planned. The pumping station regularly floods, and the village has major flooding problems with the existing number of properties, let alone more.
- TF – We could install underground tanks to take the overspill of water. If we cannot deliver this development technically, then we would not consider building houses.
- PH – The southern field is the most contentious (between Bowleys Lane and Rectory Lane), Measham Road is less contentious and has two main access routes – all agreed.
- A general discussion took place around the possibility of travellers purchasing the sites – there is a considerable shortage of travellers sites and LCC has a duty to provide these, if the development did not go ahead, would the developers consider selling to travellers? It could be a possibility.
- **General discussion** re type and size of housing, social housing (already have affordable housing in the village, so quota is fulfilled), still major concern over the sheer volume of houses planned, realise the Government is insisting District and Borough Councils fulfil their 5 year plan for housing and development, but the original figure of 80 dwellings split amongst several villages has been blown out of the water by this proposal. NWLDC will oppose the development, but there is a possibility that the Planning Inspectorate would approve it on appeal. The working group are trying to reach a sensible compromise.

- JO – I don't believe that there has been 20 years of consistent use of the whole of the 'village green' area; we would want to get the application for a village green removed as the development will not work with it. However, we would put a village green in place as part of the development, and are willing to gift part of the land to the village, for a Church graveyard, or car park for the Church etc. We would also be willing to phase the development over a number of years and are considering reducing the number of houses in this area, building a minor development on Bowleys/Rectory Lane site and a larger development on Measham Road.
- JO – A compromise would be to reduce the amount of houses planned for the southern field, gift land to the Parish for a village green and other uses as they wish, have a larger development on Measham Road, phased over x years. We will provide a fresh exhibition and consultation once changes are made in 2/3 weeks time.

General discussion - followed by conclusion - all wished to have a clearer idea when the developers return with a revised proposal – will it include plans for drainage etc? The experts are looking into this now.

This item will also be included at the start of the next Parish Council meeting on 5th September 2013, 7.30pm.

The meeting ended at 13.30 pm

Date of next meeting for Working Group: Thursday 22nd August 2013, 7pm, Sir John Moore School – may be in 'The Shed' building.