

**Minutes of Meeting of Roade Parish Council Planning Committee  
held on Monday 2<sup>nd</sup> March 2009 at 7.30 p.m.  
at the Village Hall**

**Present:** Sue Mallock (Chair)

Myra Inglis	Glenn Dudman
John Gwilt	Sharon Lowther
Malcolm Beech	Rick Thake

**Clerk:** John Marshall

**Apologies:** Bill Mann, Bill Dredge (ill health)

**1. Declarations of Interest**

There were none.

**2. Public session**

*Cllr Mallock* opened the Session at 7.35pm.

She explained that the main business of the Meeting was to discuss the ex-Walkerpack site Planning Application, S/2009/0068/P. She asked that in view of the numbers present (21) members of the public keep their comments brief and do not repeat what others had already said. She indicated that after each point had been made, she would ask members of the public whether they agreed, to guage support. She also advised that on this occasion, in the interests of speedy and efficient recording of what was said, the names of speakers would not be recorded in the Minutes.

Points raised as concerns and supported by the majority present were as follows;

- the proposed arrangements for traffic entering and leaving the development
- pedestrian safety
- the level of provision of affordable housing (20% as opposed to the 40% in government guidelines)

Aspects that the public approved of were;

- the plot sizes
- the landscaping

*Cllr Mallock* thanked the public for their comments and co-operation; she closed the Public Session at 7.50pm.

**3. Acceptance of apologies for Absence**

These were accepted.

**4. Applications**

a) ex-Walkerpack site; S/2009/0068/P

In discussion, the Council, recognising that the proposal was likely to evolve during the 13 week consultation process resolved that the comments to SNC as a result of this Meeting should be expressly described as our initial response and also that the response

should include comment on both the positive aspects of the proposal ie aspects of which we approved and negative aspects ie aspects of which we disapproved.

Negative aspects were as follows;

- at 20%, the level of provision of affordable housing is too low; we want to see this increased to be more in line with SNC Housing Needs Survey / Guidelines of 40%
- the lack of provision for 'shared ownership' for at least part of the affordable element -
- the provision of 3 storey properties on the Stratford Road frontage; there was a suggestion that the 3 storey dwellings be swapped with 2 storey dwellings elsewhere on the site
- parking; provision should be made for the separate parking of vans and a prohibition be placed, by means of a covenant or otherwise to prevent overnight parking of goods vehicles
- pedestrian safety for those crossing Stratford Road, to and from the development and for pedestrians walking on the east side of Stratford Road, where there is currently no pavement
- combined with pedestrian safety, the issue of vehicle movements into and out of the development. Either a roundabout or traffic lights on the junction were suggested
- the provision of a footpath / alley linking the development with KZ8. The Police have objected to this provision on crime prevention grounds, but the Council consider this to be a highly desirable, if not essential facility in view of the pedestrian safety issues on Stratford Road. However, the issue of pedestrian safety where the new path would cross the Charmac access drive was flagged up, as was the question as to whether a right of way exists there.
- the type and scale of provision of street lighting

The positive aspects mentioned by the members of the public during the Public Session were confirmed and endorsed. In addition, *Cllrs* identified further positive aspects as;

- the reduction in the number of dwellings from the previous proposal
- the general layout
- improved parking layout and accessibility
- the street scene fronting Stratford Road, with the *proviso* that the properties were no more than 2 storeys in height
- the reduction in the number of apartments and the relocation to a part of the site where they will provide least visual impact on the rural nature of the village

The Clerk was asked to prepare a draft response and to circulate this to Councillors for approval as soon as possible.

## 5. Update

The Old Catholic Church, Croft Lane, S/2008/001635/P )	
6 High Street, S/2009/0008/P )	pending
57 High Street Appeal, S/220/0094/PO	decision awaited

There being no other business *Cllr Mallock* closed the Meeting at 8.50pm.