

KENN PARISH COUNCIL

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MINUTES of the SPECIAL meeting of Kenn Parish Council, Monday, 1 August 2016 held in the New Church Room, Kenn Street, Kenn. Meeting commenced at 19:30 and concluded at 20:45.

PRESENT: Cllr S Naish (Chairman) in the Chair
Cllrs S Brain, W Bessant, J-P Humberstone, C Quinn, H Staples, R Treble
Clerk Eleanor Wade NSC Yatton Ward Councillor JIles

19:30 Informal Formal Business

1. The site developer, Mr S Auty, was in attendance to provide some background information:
 - He gave details of the history of the site, how he came to own it, the 1st phase office development and car parking, efforts to market the 2nd phase for business use and a proposal which had fallen through for a children's school and health service on the top floor.
 - Information was provided that the infrastructure (power, drainage, sewage) is in place as a result of the 1st phase.
 - His proposal was for a landscaped, gated community. The architects had tried to achieve more houses on the site but in the end it was felt that 8 were sufficient.
 - The office development only works Monday to Friday until 5pm, with very few lorry movements.
2. Local Estate Agent, Mr M Templer, had come along to advise that from his experience:
 - There are not many houses of this size in the nearby town of Clevedon or the immediate surrounding area, so there was a need for this type of development.
 - He felt that mostly local people would purchase these homes, as it was found to be the case on the new Lower Strode Road development.
 - The design was in keeping with Kenn village and Clevedon, also with access to both.
3. NSC Cllr J Iles, queried the status of the site; green or brown field. Also observed that Kenn is designated and infill village, not a service village, where development was restricted.
4. Kenn councillors made various enquiries/observations relating to; shortage and allocation for infilling housing in North Somerset, affordability of housing for young people, need for a quality development and not an estate, access onto and manoeuvrability around the site.

Mr Auty and Mr Templer were thanked for attending and left the meeting.

20:00 Formal Business

16/100 Apologies for Absence None

16/101 Declarations of Interest None

16/102 Planning Application

16/P/1703/F – Former Mill Farm Farmhouse, Kenn Road, Kenn, BS21 6UW

Erection of 8 detached two-storey houses together with associated car parking, refuse, cycle storage and landscaping. Alterations to existing vehicular and pedestrian access.

Resolved: To forward the following comments to North Somerset Council:

No objections to the principle of developing this site.

The Parish Council's objections relating to this application are:

- For the size of the site the 8 houses proposed is considered overdevelopment – 6 houses with more parking provision and landscaping would be more appropriate.
- The inclusion of a 3 storey house seems unnecessary and is a possible establishment of a precedent.
- Both the design of the houses and the layout of the site are uninteresting and commonplace, if minded to approve suggest negotiations for more individual style house designs and attractive site layout.
- On-site parking provision, especially for 8, 4 bedroom (calling 1 a study doesn't ensure it will be used as such) houses is inadequate and will result in cars being parked on the lane which would restrict access of/to the Espiner Medical business site at the end of the lane.
- The lane is also subject to right of way over its entire width - including the verge which is destined in the application to contain front gardens and parking for the proposed scheme.

Observations:

- The landscaping of the 1st phase office development has not been completed. Concern that provision is made so this does not happen again, should this site be developed.
- During the public forum part of the meeting the applicant advised the Parish Council this site was to be gated. The Parish Council can see no evidence of this on the plans and while it may make a safer environment for children living on a busy road, it could also cause vehicle maneuverability issues.
- Should these plans be amended at any time the Parish Council advises that they would want the further opportunity to comment on any such amendments.

It is further noted that the proposed houses are away from and outside of any residential settlement area; they are neither within or abutting Clevedon or Kenn’s settlement boundaries.

- In the Core Strategy, Main Modifications July 2016; policy CS33 relates to Kenn as an infill village – this development does not appear to conform to this policy.
- The land is designated for employment within all documents, maps etc associated to various policies.

APPROVED AS A TRUE RECORD

Signed by the Chairman

Date.....

DRAFT MINUTES to be approved at the next meeting on the 2 September 2016