

**Minutes of Spaldwick Parish Council Special Planning Meeting held at 8 pm
Thursday 31 January 2013 in the Community Room at Spaldwick Primary School**

Present: Cllrs. Plummer (Chairman, presiding), Jackson, Rimmer (part-time), Johnson, Rice, and Wakefield, the Clerk (Mr D Stowell) and 6 members of the public.

1. **Apologies for absence** were received from Cllrs Leach and Smith who did not attend the meeting due to having Disclosable Pecuniary Interests in land adjoining that to which planning application 1202008FUL relates.
2. **Declarations of Interest** in relation to the agenda . none from those present.
3. **Public Open Forum** . two members of the public spoke about item 4 prior to its consideration by the Council. One expressed the view that 5 houses are too many for the site and the other spoke of the risk of radiation from the electricity sub-station.
4. **Planning Application deferred from 17 January**
1202008FUL, Erection of five dwellings with associated access, parking and turning areas and hard and soft landscaping, Land East of 5 To 17 Stow Road.
 Following discussion, during which members of the public were invited to comment, it was resolved to respond to HDC as follows:
 The Parish Council has no objection to the principle of this proposed development and therefore recommends approval, although it has the following questions and concerns which it suggests be addressed:
 1. Would the envisaged legal agreement (para 8.4 Design & Access statement) to secure the provision and retention in perpetuity of the existing property as an affordable unit be an acceptable way of achieving the required provision?
 2. Is the 4.5 m width of the internal access road adequate considering that it will be shared by vehicles and pedestrians (including children on foot or bicycles, and in buggies) and that occasional passing of vehicles will be inevitable?
 3. Is the turning head adequate for HGVs including refuse collection vehicles to enter and leave in forward gear?
 4. Bearing in mind that if permission is granted, the bungalow which was granted permission ref. 0803330FUL will not be constructed, could the question of the proposed new site for the electricity sub-station (granted permission ref 1102077FUL) be reconsidered? Could the necessary visibility splays from the site onto Stow Road be achieved by making minor adjustments to the current site of the sub-station and the surrounding fencing? Failing that, could its proposed new site be a little further from the boundary of no.13 Stow Road to allow all-round access without entering the garden of no.13, and also to reduce the perceived health risk to the children playing in that garden?
 5. The application form states that surface water will be disposed of via a sustainable drainage system. Will this include water from the surface of the kerbed internal access road which is described as tarmac with a rolled gravel finish?
 6. Could the developer be advised that he should ensure that any legal agreements for maintenance of the access road should include the maintenance of the verges (including the trees)?

In the absence of any further business the meeting closed at 8.35 pm