

**MINUTES FOR THE EXTRAORDINARY MEETING OF BARLEY PARISH COUNCIL  
HELD AT THE TOWN HOUSE ON SUNDAY 15<sup>TH</sup> OCTOBER 2017**

**1. Present**

Cllr Jerry Carlisle, Cllr Ian Turner, Cllr Yvonne Lee, Cllr Mel Chammings, Mrs Laura Childs (Clerk)

**2. Apologies**

Cllr Peter McPartland, Cllr Bill Sterland

**3. Councillor's declaration of interest**

There were no declarations of interest made.

**4. Planning**

*Case ref: 17/02316/1 - The Gables, Fully Planning Permission. Residential development of eight dwellings, garages, parking and landscaping. New access road, car park for existing surgery, relocation of existing electricity substation and double garage and store attached to existing garage for 'Chadwick'.*

This planning application was discussed and it was agreed to respond with the following:

Barley Parish Council objects to this application and in arriving at their decision wish the District Council to take the following comments into account:-

This application appears to be substantially the same as the previous application (ref 16/02760/1) in respect of this site except that the proposal is for 8 dwellings rather than 9. In this regard however we note that there is an area of open land shown which is not designated for any use. A possible future building plot perhaps should this application be approved?

The principles and consequences of this proposal are however in our opinion exactly the same as the previous application referred to above.

1. The site is wholly outside the Barley Selected Village Policy Area (village envelope) of the current 1996 NHDC Local Plan.

In excess of 50% of the site also lies outside the proposed Barley Selected Village Policy Area of the Preferred Options Draft Local Plan approved by NHDC at their meeting in September 2016 and which, following a final public consultation, was submitted to the Planning Inspectorate for Examination on 9th June 2017. This particular area of the site has previously been put forward by the site owner during previous local plan deliberations and on each occasion has been rejected by NHDC. The same site was put forward yet again as part of the current Local Plan review and once again was rejected by NHDC.

The proposed development is therefore contrary to both the provisions of Policy 7 of the current Local Plan (Selected Villages Beyond the Green Belt) and to its replacement policy in the new plan. It should therefore be refused.

We would further comment that as stated this site was promoted as part of the local plan review and rejected. To overcome the objections raised as part of that process, the site has now been enlarged, extended beyond the village settlement boundary (under existing and proposed policy) and the number of units increased, which, the applicant maintains has allowed a better form of access to be provided. We consider this, from a village perspective to be a very perverse way of seeking to overcome the original objections. Even so the proposed access is, as noted later, not only in our view but also that of Hertfordshire CC Highway authority wholly inadequate.

We further disagree with the applicants assertion that the "precise line of the boundary" - the settlement boundary- can simply be put **aside**. It is a fundamental characteristic of the planning policy of Barley. Indeed the boundary was considered as part of the Local Plan review and revisions made - the additional parts of this proposed application site were not included. Recently debated policy cannot simply be put aside because it doesn't suit a particular line of argument.

2. The site lies entirely within the Barley Conservation Area. As such any development proposals must maintain or enhance the character of the area and proposals will be refused where they do not respect and reflect the visual quality of the area because of its design, materials, form and scale. The site for this proposed development consists of either mature garden land or open grass field bounded by mature hedgerows and trees. Any development of the site will in our view be wholly contrary to the provisions of this very important policy.
3. The site also lies within Landscape Conservation Area LC2 of Policy 12 of the current local plan; we consider the proposal to be contrary to both paragraphs (i) and (ii) of that policy which generally require proposals to add to the character of North Hertfordshire's landscapes. Clearly these proposals do not achieve those aims.
4. The site of the proposed development is an Area of Archaeological Significance as evidenced by the letter from Hertfordshire CC Historic Environment dated 3rd October who have major concerns about the proposals. The field to the north contains an Iron Age settlement and it is likely that connected activity may continue into this proposed development site; the field to the west contains two Romano- British cemeteries. The site itself is within the historic core of Barley and there is potential for Anglo Saxon remains to be contained within the development site.
5. The proposed development of 8 dwellings with the provision of some 34 car parking spaces, including the additional parking for the Barley Surgery and the property known as Chadwick, will potentially result in excess of 70 additional vehicular movements per day moving on and off the site. This traffic will be accessing and exiting the site onto High Street at the same point as all the other traffic currently using Barley Surgery, including the occupiers of Springfield who also use the same access. This would result in a totally unacceptable situation at a location where there are already all too frequent severe traffic and on street parking issues. There is also a busy garage opposite the surgery. The very minor improvements proposed for the access point on High Street will make absolutely no difference to the traffic entering and exiting the site and Surgery. On these grounds alone we consider the application should be refused.

6. We are pleased to note the comprehensive comments made by Hertfordshire CC Highways authority in respect of this application dated 12th October 2017 and that they now support the view expressed by the Parish Council when the previous application was submitted for this site earlier in the year and which Barley Parish Council repeat generally in respect of this application:-

- The access into the site does not meet highway standards
- The access road within the proposed development is inadequate
- Insufficient turning space has been provided within the site
- Provision for adequate waste collection is unachievable and
- Provision for Emergency vehicles is wholly inadequate

All of these inadequacies combine to severely compromise highway safety for both the residents of Barley, the proposed development, the Surgery and road users' through the village in general. Consequently Hertfordshire CC Highways authority recommend permission be refused.

It is the opinion of Barley Parish Council that the detrimental impact of this development on the village in highway terms alone would be extremely significant and unacceptable.

Although it would probably be unlikely that the Highway authority would adopt the new roads on the site requirements may be imposed that they are nevertheless to be built to an adoptable standard. If this includes street lighting, this would be wholly unacceptable as the village does not have any street lighting and the community would not wish to see any such lighting introduced. Villagers expressed very strong opinions on street lighting in The Village Plan.

7. The extent of the built form of the proposed development , the roads, and the car parking areas etc. will considerably increase the surface water discharge from the site severely exacerbating the already well documented existing surface water drainage problems in this particular area of the village. The development proposals do not properly address this issue in any meaningful way. This is now recognized and noted by Hertfordshire County Council in their LLFA ( SUDS) reply to NHDC dated 6th October 2017 in that the site simply cannot be adequately drained in the manner proposed by the application. Their further comments about flow routes near the site with recorded flood incidents as noted in their reply to the previous application dated 4th January 2017 are also relevant.

8. There is much play in the application of the benefits to the village of the enhanced car parking spaces at the surgery and even some wider notional contribution through a S106 Agreement. The surgery has recently merged with the Granta Medical Practice. It is uncertain how this may affect future plans for the Barley surgery, visiting patient numbers and the need to develop on the existing site. Given the facilities that exist elsewhere in their enhanced network, it is unlikely they would seek to replicate those

at every participating surgery. We do not believe car parking at the surgery to be the major issue that the application seeks to create. Even so the manner proposed to overcome this purported issue, will severely compromise highway safety and should be rejected.

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The Parish Council urges the District Council to refuse permission for this proposed development, which if granted, we believe would have a serious detrimental impact on the village in so many ways including compromising the safety of road users and pedestrians.

#### **5. Clubroom**

*Due to the commercial sensitivity of this item, this was a closed session.*

The Rent review progress has continued to be made with the tenant and we hope to conclude it with them shortly.

Meeting closed at 11.00am

