

**TUTBURY PARISH COUNCIL (TPC)
Th March**

A meeting of the Parish Council was held in the Tutbury Village Hall , Monk Street, Tutbury Monday 6th March 2017.

1.1 Those presents were Cllrs W Crossley (Chairman) C Smedley, L Beighton, J Hale, P Steadman, F Crossley in attendance, Karen Duffill (Clerk)

179/1.0 APOLOGIES

1.2 Apologies were received from, Parish Councillors, Cllr T Spencer-Smith, M Guest), Councillor A. Allen (Vice Chair)

180/2.0 DECLARATION OF INTERESTS

Cllr D Morris

181/ 3.0 PLANNING APPLICATION

P/2016/01850.

Demolition of existing dwelling and farm building and erection of 5 dwellings including walling, landscapes and associated parking.

Tutbury Parish Council considerations in relation to this application;

- 1) This development is not part of the local plan. Strategic Policy 4 stipulates that Tutbury's allocation of new buildings target is 224, this has been satisfied by the Burton Road development and the additional houses permitted in the absence of the industrial units planned.

Tutbury is a tier 1 Strategic village and is required to accommodate a strategic housing allocation and to meet the needs of the village. There is no demonstration that there is a need for the development considering the allocation has been met. Other applications elsewhere have been refused based on these criteria.

- 2) The building is of significant historical value in that it is an important feature of the Conservation Area. This property is in a prominent part of the village and is the first property viewed on entering the village, therefore every effort should be made to conserve and enhance the existing buildings.
- 3) This property is in a flood risk area and has a history of flooding, the building has evidence of flood damage and local reports show that flooding has occurred this contradicts the Environmental Agency report that no floods are recorded.
- 4) The vehicular access proposed is to enter and exit the site by the Tutbury Bypass. This road is extremely fast and serious accidents have occurred due to speeding down this stretch of road. The top of the bypass is a dual carriageway which exacerbates the speed on this road, to exit right towards Burton Upon Trent would be dangerous. Tutbury Parish Council has logged concerns with the County Council regarding the speed of HGVs on this road. Tutbury Parish Council would like a restriction placed on this access to require the residents to only turn left and use the island to turn right towards Burton on Trent. Parking along the Bypass from overflow guests visiting the dwellings should not be allowed.

- 5) The size of the dwellings would require more than 2 parking spaces per property, due to its position there would be no on street parking available. The current restrictions on Bridge Street means that parking on that street has already reached capacity.
- 6) Vehicular access to the dwellings would be through an archway it is not clear if an ambulance could access via this route.
- 7) There is no evidence of a noise survey carried out for the potential residents. The Bypass has a heavy traffic flow including HGV, s the property is in close proximity to the Nestle factory and would be near a working farm building.
- 8) There is insufficient consideration of wildlife. This site has a significant number of swallows and other birds nesting on the site.

182/4.0 PARISH COUNCIL NEWS

4.1 The clerk proposed that a Parish Council Newsletter could be distributed will all current news items including the Street Cleaner tender invite and Annual Parish Meeting. The councillors did not accept the proposal.

4.2 Cllrs resolved to distribute a flyer with details of the Community Building Meetings and Tutbury Christmas Lights festival. Cllr Steadman agreed to forward the details to the clerk to produce this. Flyers will be distributed by the Councillor Street representatives and Tutbury Christmas Festival representatives.

183/5.0 DATE OF THE NEXT MEETING

- 5.1 **Parish Meeting March 20th 2017 7.30pm
Tutbury Village Hall Small Room**

Final

