

TUTBURY PARISH COUNCIL (TPC)

Due to the outbreak of Corona Virus remote meetings have been permitted according to the regulations that came into force on 4th April 2020 The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

A virtual meeting of the Parish Council was hosted by ZOOM 1st June 2020. Those present were Cllrs, (Chairperson) K England, R Lock, C Smedley, T Spencer Smith, L Anderson, M Upton, P Steadman, F Crossley, L Evans. Borough Cllrs S Gaskin and G Raybould.

P0620/1.0 APOLOGIES . Cllr W Crossley

P0620/2.0 Declarations of Interest & Dispensation requests: None Declared

P0620/3.0 Public Participation: None present.

P0620/4.0 Planning Matters

P/2020/00314

Change of use of land to form additional garden area, formation of hardstanding and erection of boundary

Cllrs raised concern regarding change of use and loss of open space that was enjoyed by the public. It is a focal point to the entrance to the houses on the Park Pale and Ferrers Avenue estate.

With reference to the Supplementary planning guidance on open space below.

S1.24 page 6 The NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements.*
- b) or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.*
- c) or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

The open space is identified in the Tutbury map, there is no justification in the application that states that the land has been assessed, and what open space will be made available to replace it.

The Parish council requested more information about the historical nature of this open space. And archaeological survey. The space has been looked after by the Civic Society for many years, and was covered in spring flowers, as it is part of the Park Pale ancient monument green space. The council have sought justification for the land sale and queried why it was left as open space and not originally utilised when the housing estate was built and what has now changed?

With reference to the Supplementary planning guidance on open space below.

1.48 All major applications for the construction of new dwellings and commercial or industrial properties are required to ensure that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate. In designing schemes, applicants are encouraged to refer to the SuDS handbooks, prepared by Staffordshire County Council, the Local Lead Flood Authority who have a responsibility for surface water.

Although this not a large development, the space should be left green not hard landscaped. If more of the raised bank is removed for a driveway there will be less pollution and water absorption. During increasing periods of heavy rain this will have a direct impact on a busy potentially dangerous junction in icy weather. If too much hard landscaping is used.

Land sale

Borough Cllr S Gaskin informed the parish council that the land was advertised for sale by a local notice and two notices published in the Burton Mail which was available online. There adverts were placed in November 2019. He assured parish Cllrs that the chief executive Duncan Goodfellow would be familiar with the land's position and public amenity having lived in the area. Cllr Gaskin would make some enquiries about the sale of the land in reference to the supplementary planning policy.

With reference to the Supplementary planning guidance on open space below.

1.54 The Council have a preferred hierarchy regarding who will adopt the open space which is as follows:

- *Management company*
- *Community association*
- *Parish Council*
- *Borough Council*

The parish council question why there were not informed directly of the land sale. In addition, why the Borough Councillors had not been notified as the planning team thought they should. The Parish Council would have considered purchasing the land to protect the open space. Has the property owner purchased the open space at the rear of the property? Cllrs requested that the Parish Council be informed of any further potential land sales.

A member was aware that the process of consulting with the parish council before the land was approved to be sold had occurred in the past.

Fencing

Cllrs objected to a fence bordering the land as those would exclude the view of the protected trees, it would not be in keeping with the environment and it would alter the view at the junction onto Belmont Road. This road is a busy route to school and traffic is heavy at those times. The focus point of the open space will also be obscured from view.

Resolution

The clerk will request a further extension to the application. Once the details of the land sale have been obtained a suitable objection can be submitted based on the points raised.

Paris Cllrs resolved that a letter should be sent to the chief executive to outline the disappointment in the way the land sale had been handled.

P/2020/00474

Erection of 2-metre-high railings and gates, a 2.6-metre-high CCTV/ANPR pole and increase in ridge height of roof on detached garage and games room (Amended Scheme).

OBJECTION

The fence would not be in keeping with the other properties and surrounding area. The fence is more suited to industrial use and was thought to be injurious and not acceptable by the s164 of the Highways act 1980. This would be clearly seen from the main road.

P/2020/00424

OBJECTION

Cllrs raised concern regarding a fire escape route on the ground floor
The bedroom lacks a window therefore cannot be considered a dwelling, which the applicant proposes it to be.

P0620/5.0 DECISIONS

No comments received

Meeting closed at 8.45pm