

## **Dolton Parish Council**

### **Minutes of meeting held Tuesday 20<sup>th</sup> March 2007 7.30pm Village Hall**

Present: Cllr.Kendrew in the chair, Cllrs. Chivers, Giles, Grigg. Dist.Cllr Mrs.P. Ferguson, the Clerk Mrs.R.Lock. 23 members of the public

Apologies: Cllrs.Jury, Berkley-Sage, Lock, Silltow and Heal

#### **404. Planning applications to consider:-**

- a) Cleave Hill Developments                      Edgefield                      15 residential dwellings & associated works

Cllr.Kendrew had spoken to Mr.Preece, the planning officer, who reported that this application may have to be readvertised, but that the Parish Council had all the information necessary to make their comments. Chairman asked each Councillor their views:-

- a) Cllr.Kendrew – discuss this meeting. b) Cllr.Chivers – pity that Cllr.Heal with all his experience is not present, but will discuss now. c) Cllr.Grigg – leave to next meeting, but she had discussed the contents of Sec.106 agreement with Cllr.Berkley-Sage. d) Cllr.Giles - discuss this meeting. Therefore resolved by 3 to 1 to consider the application at this meeting.

The Parish Council made the following comments:-

Section 106 agreement:

- a) Sections 7.3 – 7.5 – the Parish Council do not agree with these sections. Restricted affordable housing must be for local people. The Parish Council is surprised that the 106 agreement was drawn up by the developers solicitors and not “in house” by Bevan Ashfords. Please ensure that these comments are passed onto Bevan Ashfords. We attach hereto letter dated 30<sup>th</sup> Jan.2007 relating to Section 106 agreements from Mr. K.Miles.  
b) Section 12.1 – could any money come to Dolton Primary School?  
c) Affordable houses should be in the hands of a registered social landlord.  
d) How can the Parish Council be involved in the Section 106 agreement?

Footpaths:

The Parish Council ask how can there be no specific details about either of the possible footpaths in the application? Neither footpath is ideal, but the Shippon entrance is better than Cleave Hill.

Public Transport:

In the Design and Access Statement in the “access” section, the Parish Council state that public transport no longer comes into the centre of the village.

Housing:

- a) Dolton definitely needs affordable houses, but they must be strictly tied up in a Section 106 agreement (we attach copy of Dolton’s latest housing survey)  
b) Parish Council think that a mixed development would bring the village together – it should not be all affordable.  
c) Important to keep youngsters in the village, to maintain village life and school numbers.  
d) Village also needs next step up from “affordable” thus releasing “affordable houses” onto the market.  
e) A question that TDC need to address is that although there is no need for open market houses from the survey – how can Dolton get any affordable houses? Rural Housing Trust

(Moirra Constable) has nothing to report on a suitable site or any progress made by the Rural Housing Trust

Style and design:

The Parish Council are satisfied with this aspect of the application.

Drainage:

This is an issue between DCC and the landowners. However, proper drainage will be needed. If development were to go ahead, then there must be a legal agreement for drainage between the developer and the Parish Council, which must be tied into a 106 agreement.

The Parish Council is disappointed with the four year history of this application and we trust that this present application will adhere to planning law to give a mixed development, with the affordable element strictly tied to a Section 106 agreement, which the District Council could be proud of.

405. Resolved that Clerk ask those people who had written letters of support for the application, to send their letters to TDC. This also applies to objectors.

There being no further business, the Chairman thanked those Councillors for their attendance and closed the meeting at 8.45pm.

Signed.....chairman.....dated