

Chairman: John Austin
Clerk: Emma Gibson
Overstone Parish Council
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Minutes of the Meeting of Overstone Parish Council's Planning Committee

Held on Tuesday 4th August 2020 via Zoom due to Covid-19 social distancing restrictions at 7.15pm

Present Cllrs J Austin, S Betts, K Giles, L McGoldrick, D Spooner, A Taylor, S Townsend and E Weston
Cllr L McGoldrick took the minutes.

116.20 PUBLIC FORUM

- This is an opportunity for Parish Residents, and members of other Councils, once recognised by the Chairman, to make brief representations or ask questions of the Parish Council. Each will be allowed three minutes to address the Parish Council.
- Although the Parish Council will endeavour to answer all questions put to it, persons asking questions should not expect immediate answers, but rather a formal written response in due course.
- Those who wish to comment on an agenda item should do so at this time
- All speakers will normally be asked to introduce themselves and address their remarks to the Chair
- The minutes will not show names of representatives or be a verbatim report of the Public Forum.

117.20 RESOLUTION TO APPROVE APOLOGIES FOR ABSENCE: Council **Resolved** to approve the absence of Cllr Drage

118.20 MATTERS ARISING FROM PREVIOUS MINUTES (if any) – For information only: None

119.20 MEMBERS: DECLARATION OF INTEREST/DISPENSATION REQUESTS FOR RELEVANT ITEMS ON THE AGENDA: None
To receive

1. Non-pecuniary
2. Disclosable Pecuniary Interest

120.20 PLANNING EXECUTIVE COMMITTEE

a) Planning Applications to consider and make resolution

Application No.	Description	Location	Respond by	Case Officer
DA/2020/04 90	Reserved matters application for 170 dwellings and supporting infrastructure including details of	Overstone Leys, Overstone Lane, Overstone	13.08.2020	R Grant

	appearance, landscaping, layout and scale pursuant to outline approval DA/2013/0850 and approval of Condition 36 (Bus Stops), Condition 37 (Travel Plan) and Condition 38 (Public Rights of Way).			
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The plans for this part of the development were discussed. Council object to the plans for that

- The development design was not consistent with WNJCS 12.25 in that the ‘setting and character’ of Moulton and Overstone will be ‘adversely affected by the proposed development’.
- The green space and leisure facilities as described, in WNJCS 12.27 is inadequate.
- WNJCS 7.34 had not been adhered to ‘providing residents with good quality access’.
- Very densely populated, overcrowded
- Hawthorn and holly rather than Box and Privet
- Cowpasture Spinney seems to be the only green space included
- Children and teenagers play areas together although very vague and very small
- One driveway coming out onto the main road
- No bus stops and cycle ways not obvious
- Style and design plants mentioned produce fruit however they are toxic
- Attenuation ponds should not be classed as Green Space as they are effectively ditches created to catch water
- Island all by itself, isolated
- Condition that the buses will be running before the houses are built.

Council **Resolved** for Cllr McGoldrick to submit a letter to the DDC planning outlining the above objections

b) Planning application decisions to report (if any): None.

c) Planning appeals for information: None.

d) Planning Committee for information: None.

e) Land at Church Fields: Up-date, the Parish Council is considering the feasibility of purchasing this land for the use of the village. A public consultation is under way. Council to discuss and make any resolution necessary at present to progress the matter

The Parish Council’s offer of £300,000 has been accepted with the vendor retaining 2 and half acres of land. On condition that if OPC does not complete the purchase, OPC pays the costs the vendor has incurred which will be no more than £4,000. Council **Resolved** that the Delegated Councillors could agree to this condition provide they ask for a breakdown of these costs
Council **Resolved** to investigate the amount of Stamp Duty due

Cllr Betts updated the Council on the Public Consultation, the consultation has been delivered to every home in the Parish, posted on the website and the notice boards. 105 responses have been received, 4 were void as they are out of area, of the remaining 101, 99, said yes.

Council discussed the loan period and the possible annual cost. It was **Resolved** that Council should take out a loan over 27 years, which would cost approximately £15,000 per annum
OPC may need to take a loan £310,000 to cover the costs incurred for conveyancing
Council **Resolved** to delegate responsibility for appointing a solicitor, to Cllrs Austin, Drage and Townsend once they had received 3 quotes.

121.20 DATE OF NEXT MEETING – Tuesday 1st September 2020 at 7.15pm, venue TBC

MEETING CLOSED AT 8.10pm

Signed.....

Date: 4th August 2020

John Austin

Chairman Overstone Parish Council