

ENVIRONMENT COMMITTEE

Minutes of a meeting held at Hanham Hall, Whittucks Road on Tuesday 21st January 2020 at 7.30p.m.

PRESENT: Members: Councillors H Goddard, S Hicks, K Bell, T Bray, N Lethaby, John Goddard, D Smith, S Atwell, R Boissevain & C Cushing
Officer: Mrs C Dolman – Clerk
Others: Paul Burgess (warden), 3 members of the public & Becky Feather from The Week In

1 APOLOGIES FOR ABSENCE

No apologies for absence were received.

2 DECLARATIONS OF INTEREST

Cllr R Boissevain declared an interest in the planning application for Bickley Farm as he is the owner of Hanham Court which is a wedding venue and also as a member of the Hanham Abbots Conservation Area Friends Group. Cllrs D Smith & C Cushing also declared an interest as members of the friends group.

3 CONFIRMATION OF MINUTES

Resolved that confirmation of the minutes of the meeting held on 19th November 2019 as printed and circulated, be confirmed as a correct record and signed by the Chairman.

4 ADJOURNMENT FOR PUBLIC PARTICIPATION

A member of the public addressed members of the committee over motocross bikes being ridden along the bridle path from the Batch to the back of Common Road. This normally happens on Sunday afternoons. *The Clerk will report this to PC Lee Humphreys.*

The meeting was then reconvened.

5 CONSIDERATION OF PLANNING MATTERS

Resolved that the following comments be made:-

P19/19192/F **Bickley Farm, 144 Abbots Road**

Erection of marquee attached to existing barn to facilitate change of use to wedding venue (Use Class D2) (resubmission of P19/7359/F).

Objections:-

Firstly, the information provided in the application is inaccurate for the following reasons:-

Q5) Has the work or change of use already started? The applicant has answered 'no' when in fact the marquee was erected in May 2019 and although the weatherproof PVC has been removed, the frame has remained in situ.

Q13) How will surface water be disposed of? The applicant has answered 'main sewer'. We understand there are no mains sewers in this area.

Q19) Are the hours of opening relevant to this proposal? The applicant has answered 'no'. We refute this as the hours of opening will have a huge impact upon local residents regarding traffic and noise, particularly late at night.

Number of Events

The Planning Statement informs that there is likely to be one event per week between April and October, a total of 26 events, which will impact upon local residents every weekend during the summer.

Employment

The applicant has backed up the proposal by offering opportunities for local employment (Planning Statement 5.14 & 5.15) Couples holding their weddings at Bickley Farm can choose their own caterers, photographer, florist etc and these services will not necessarily come from the local area. Couples choosing to get married will get married anyway and these services would be utilised regardless of the location.

Car Parking

We do not believe that there is sufficient parking within the site as there will be service vehicles as well as guests' vehicles. No information has been given as to how the car parking will be organised. We are concerned that with many vehicles arriving at the same time, they will spill over onto Court Farm Road/Ferry Road which will result in cars parking on verges, causing traffic problems within the Hanham Abbots Conservation Area.

Noise

Despite what information the very detailed Noise Survey provides, the proposed venue is a marquee with very thin 'walls' where music will be played until midnight. Once the music stops, it is hard to believe that guests will simply disappear; there will be guests waiting for taxis, getting into cars, all well beyond midnight and having consumed a fair amount of alcohol, they certainly won't be quiet! Legislation under The Noise Act 1996 states 'that the noise which is the cause of the complaint must be (or is likely to be) either detrimental to a person's health and/or it is interfering (or is likely to interfere) with a person's own enjoyment of their own property and land.'. We believe that the noise generated from the wedding venue will interfere with the enjoyment of the nearby residential properties and have a detrimental affect on their residential amenity. This includes Hanham Court, a heritage asset and Grade II* listed building, which is approximately 200 metres away from the application site. This is in contravention of PSP8 (Policies Sites & Places Plan adopted November 2017)

Light Pollution

As a parish council, we have local knowledge that there are bats living in the area, as well as owls who live near the entrance, nesting swallows and many deer. The marquee itself will become a huge light in itself which will have a detrimental affect on local wildlife, notwithstanding the noise created.

Transport Statement

The traffic count, as detailed within the Transport Study, was carried out in January 2019 - hardly representative of the normal flow of traffic between April and October when the proposed Venue will be used. The traffic along this stretch of road is significantly higher during the summer months with vehicles travelling to and from the two pubs at Hanham Mills, next to the river. We therefore do not believe that the traffic count carried out gives an accurate representation of the summer traffic along Abbots Road/Court Farm Road and would recommend a revised traffic count be carried out between April and October. The statistics within the Transport Study state that there were no collisions recorded on Abbots Road and Court Farm Road in the vicinity of the site in the last five-year period. We know this to be untrue as at least one car has ended up on its roof following a collision.

Transport study also says:

- *There are no footways on Court Farm Road and Ferry Road to the east of the site. However, it should be noted that given the proposed use of the site and its location, it is unlikely that the proposal would attract many pedestrian trips.*
- *Currently, there are no bus stops located in close proximity to the site. However, it should be noted that given the proposed use of the site and its location, it is unlikely that the proposal would attract many public transport trips.*

This suggests that all/most journeys associated with this change of use will be by private car or commercial vehicles, especially as there are no pavements along the road adjacent to the application site for approximately ½ mile each way. We are concerned that attendees leaving their vehicles on site and walking home, having consumed more than the legal limit to drive, will walk home along unlit narrow roads with no pavements in places.

This does not accord well with POLICY PSP11 –TRANSPORT IMPACT MANAGEMENT which says that commercial development will be acceptable where it is *located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by appropriate public transport services, linking to major settlement areas; and “appropriate on-site loading, unloading and waiting facilities are provided”* - the comments in the Transport study would appear to contradict this policy.

Summary

Hanham Abbots Parish Council strongly objects to this application on the aforementioned grounds. It will be a large white blot on the landscape in the Hanham Abbots Conservation Area and is highly visible from many aspects, particularly from Hanham Court (heritage asset) and the Court Farm fields (all within the Conservation Area) and in contravention of Policies CS1 & CS9 of the Core Strategy adopted December 2013 and PSP8 & PSP17 of the Policies Sites & Places Plan adopted November 2017).

P19/18945/F **66 Stonehill**

Erection of a first floor side/rear extension to form additional living accommodation.

No objections but would like to see conditions to ensure extension is in keeping with existing dwelling.

P20/00709/F **3 Rowan Way**

Erection of single storey rear and side extension to provide additional living accommodation.

No objections.

P20/00288/F **42 Stonehill**

Demolition of existing detached garage and erection of residential annexe to form ancillary accommodation

No comment.

6 CLERK'S REPORT

The Clerk reported on the following:-

The VE Day bench has been ordered from David Ogilvie Engineering and they have asked whether the parish council require a plaque, at no extra charge, on the bench. If so, we need to come up with a wording between 40-45 words. It was agreed that the wording should state ‘Donated by Hanham Abbots Parish Council on behalf of the parishioners to commemorate the 75th anniversary of VE Day’.

The new flush fitting, accessible roundabout and replacement surfacing is currently being installed at the Hanham Common play area. There is currently Heras fencing around the site of the roundabout to keep the public safe.

New benches purchased with Member Awarded Funding have now been installed on Hanham Common.

7 REPORT OF THE PARISH WARDEN

Paul Burgess, the Parish Warden, reported on the following:-

- There has been an abandoned car near Stevens Green for the past 3 weeks. Paul has emailed PC Lee Humphreys about this but has heard nothing since. The Clerk advised that she would chase this up.
- Wall along Court Farm Road is falling apart in some places. The Clerk advised that Paul should email SGC with detailed information of where the wall is crumbling.
- 2 trees along Court Farm Road that are dead and in danger of falling down. The Clerk has emailed Neil Gazzard, tree officer at SGC about this, but will chase up.
- There is a social media group called ‘Next Door’ where people have been complaining of bagged dog waste being left in Samuel White Road and Paul has noticed there is lots being left in the entrance to Hanham Surgery and the nearby bus shelter. Paul will put up signage to remind people to dispose of dog waste responsibly. The Clerk will compose an article about this problem to go in The Week In/Hanham & Longwell Green Voice.

Cllr R Boissevain reported that he has come across a large number of discarded hypodermic needles in the Chequers car park and has disposed of them. *Clerk to contact anti-social behaviour team at SGC to ask if she is aware of a drug problem in this area and to ask for Streetcare to visit this area on a weekly basis to carry out a sweep and dispose of any discarded needles. Clerk to contact PC Lee Humphreys to bring this to his attention and to contact the 2 pubs down at Hanham Mills to draw their attention to this problem.*

8 UPDATE ON ACTION TAKEN SINCE DISCUSSION ON IMPACT OF CYCLE PATHS IN BICKLEY WOODS

The Clerk reported that having spoken to Tina Rainey at SGC, Tina has not yet appointed a lead officer for the project due to the restructuring that is happening within SGC. The restructuring is currently taking place so Tina will be appointing a lead officer once this has been finalised.

9 OUTSTANDING TASKS FOR PLAY AREA AT HANHAM COMMON

The Clerk circulated a list of outstanding tasks for the play area which is prepared by SGC on a quarterly basis. Some of the tasks will have been completed with the installation of the new roundabout and surfacing so the council will assess the situation at the next quarterly review.

10 REQUEST TO HAVE RTI UNIT INSTALLED AT BUTCHERS ARMS BUS SHELTER

The Clerk circulated an email from a member of the public asking about RTI being installed at the Butchers Arms bus shelter. The RTI unit itself will cost £5,000 and the bus shelter doesn't have the correct trunking required to install one. Recommended that the Clerk contacts Lidl, who are building a new store nearby, to ask about the possibility of them providing this as part of their transportation scheme for the new store.

11 MEMBERS' POINTS OF INFORMATION

Cllr K Bell raised the issue of potholes in Common Road and Whittucks Road. She has reported these to 'Fix My Street' and encouraged other members to use this facility as it does seem to get the work done quickly.

The meeting closed at 8.50pm

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Chairman