

South Willesborough and Newtown Community Council
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Planning and Highways Committee (PH3)
WEDNESDAY 13th November 2019

Minutes

In Attendance

Charli Wilson (Chair) (CW) Matthew Harris (MH) Johnny Hunt (JH) Eric Parkinson (EP)

Also in attendance Cllr Andy Rogers (ABC) Rob Woods (Clerk) Vicky Swift (VS-Quinn Developments) and 6 members of the public

19/19 APOLOGIES FOR ABSENCE

Apologies were received from Paul Bohill and accepted

20/19 DECLARATIONS OF INTEREST

MH declared an Other Significant Interest (OSI) in items 22/19 and 23/19c

- i. Updating of Declarations of Interest for the Code of Conduct
Not applicable
- ii. To note the granting of any requests for dispensations and the decision
Not applicable

21/19 AGREE MINUTES OF LAST MEETING (PH2) AND SIGN

The Minutes of the meeting of 16th October 2019 were **agreed** and **signed** as a true record

At this point EP moved that, given the importance of Item 22/19 for openness and community engagement, that the Chair adjourns the meeting after Item 22/19 to allow the public to speak on that item and to reconvene.

Resolved – that the Chair adjourns and reconvenes the meeting after the next item.

22/19 TO CONSIDER QUINN ESTATES RESPONSE TO QUESTIONS ON THE NEWTOWN RAILWAY WORKS PLANNING APPLICATION

A previously circulated response from Quinn Estates was considered.

The Chair explained a) that this item is to consider the response from Quinn Estates and that the findings would help to inform the Committee's decision on the planning application (Item 23/19c)

b) The Community Council had originally been quoted 30th November 2019 as the deadline for comments on the planning application but that had since been extended by ABC such that a decision was not now vital at this meeting

The Chair then invited comment from Committee members

JH - No comments

EP - Expressed concerns about pollution control and dust mitigation in the development phase

MH - Expressed concerns about the use of Samuel Peto Way as a main access point, the amount of resident and visitor parking space allocated and the Council's

HOU1 Policy relating to affordable homes on flatted developments in the Ashford Town Zone

CW Thanked VS for attending, expressed in principle support for the development subject to consideration of several concerns of Councillors and residents

- a) The height of the hotel and its effect on residents' amenity including the blocking of local radio and TV frequencies
- b) Welcomed the offer of Section 106 support for an examination of resident parking schemes and signalisation of the Crowbridge Road bridge
- c) Expressed concern that residents' practical experience of traffic delays/jams appears at odds with the traffic consultant's report and repeated the Community Council's call for an independent review of traffic impact
- d) Questioned the relevancy of the response relating to a reduced number of lorry trips to and from the site by comparing numbers with the previous use of the site
- e) Noted the £55000 difference on 1-bed flats between the 2016 market value figure used in the Validity testing (£130000) and the developer's current valuation (£185000)
- f) Concurred with MH view about the HOU1 Policy and that the developer might consider it has a moral obligation to provide an affordable component given the increased headway on market sales if flats sell at a minimum of £185000
- g) Given average salary levels vis a vis other areas, the likelihood that local young and first time buyers will be priced out if there no concessions or affordable component included.

The comments were noted.

Resolved - RW to precis comments and prepare a report to assist Councillors in their determination of, and response to, the Newtown Railway Works planning application

MEETING ADJOURNED FOR PUBLIC PARTICIPATION AT 7.17pm

The public present made the following comments

- a) Support for the Committee's view that the development should have in principle support subject to further consideration of traffic and site access issues, affordable homes, the height of the hotel and on site parking capacity.
- b) On-site parking capacity limits could lead to additional problems on roads nearby (Alfred Road etc)
- c) The degree to which commercial tenants are signed up to the development including Netflix, and what the fall-back position would be if commercial operators decide not to invest
- d) Questioned the traffic consultant's optimism on numbers converted to cycling given the hazardous nature of some local roads
- e) That the signalisation of the Crow bridge is likely to create traffic queues and that the widening of it may be a better option if funds are available
- f) That a second public consultation had been promised but had not yet taken place before the application was submitted
- g) How Section 106 funding will be used

VS responded for Quinn Estates

- a) That Quinn Estates (QE) will be in discussion with ABC on the height of the hotel and several apartments in the hotel are for the use by film studio staff and actors

- b) That local radio/TV frequency blockages had not featured previously and could not comment
- c) That parking capacity on site complies with KCC policy and guidelines
- d) That QE will look at the issue of unsafe cycling areas with KCC
- e) Confirmed QE commitment to funding an examination of resident parking schemes if the situation arises
- f) Council Policy HOU1 does not require an affordable component
- g) That development conversion costs are high on this brownfield site and posed a financial risk to QE
- h) That both Creative District Investment Company (CDIC) and QE are confident of commercial tenant buy-in but could not comment on individual cases
- i) That QE will produce a Construction Management Plan and take a responsible approach to the mitigation of noise and other types of pollution during the development phase
- j) That QD will take residents' views on traffic access/egress on board
- k) A second public consultation is still planned and happy to receive a list of possible locations

VS - Felt unable to respond

- a) On assistance for local young and first time buyers
- b) Community Council assumption that site may have been considered viable if recent market values had been used in the Validity test
- c) Lorry size/weight and numbers and impact of recent lorry collision at Newtown Road bridge
- d) Call for an independent review of traffic impact before the development starts
- e) How Section 106 funding will be used

The meeting reconvened at 7.35pm

23/19 TO CONSIDER RESPONSES TO PLANNING APPLICATIONS RECEIVED ON OR BEFORE THE MEETING DATE

23/19a – Ref 19/1455/AS- Erection of a single storey rear extension, 72, Bushy Royds TN24 0DS – **Agreed - support- no objection**

23/19b – Ref 19/1512/AS Outline Permission for Motor Dealer Showroom Site M South, Orbital Park – **Agreed - support** due to job creation but concerns over close proximity of two access points on Monument Way (Cross reference with 23/19d)

23/19c – Ref 19/1476/AS Mixed use Development, former Railway Works, Newtown Road – **Agreed - In the light of 22/19 (above) to defer to full Council**

23/19d Application received on 13th November 2019 Ref 19/1564/AS – Full Planning Permission for a new Industrial Unit and office space with car parking and delivery areas, Site M North, Orbital Park - **Agreed - support** due to job creation but concerns over close proximity of two access points on Monument Way (Cross reference with 23/19b)

**24/19 TO CONSIDER SAFETY ISSUES ON THE PUBLIC RIGHT OF WAY
BETWEEN THE ALBION PH AND TURNER CLOSE**

A previously circulated e-mail was considered **Resolved** - Establish ownership of public highway and refer to Full Council (**Action RW**)

**25 /19 TO AGREE THE DATE OF THE NEXT MEETING AS 18th DECEMBER 2019
AND ITEMS FOR INCLUSION ON THE AGENDA**

Meeting date **agreed**. No items for inclusion

The meeting closed at 7.53 pm

Signed _____ **Date** _____

Chair