

**MINUTES OF THE
CARTERTON TOWN COUNCIL
PLANNING COMMITTEE MEETING
HELD BY ZOOM VIDEO-CONFERENCING ON TUESDAY 17 NOVEMBER 2020
COMMENCING AT 6.00 PM**

Present: Cllr C James - Chairman
Cllr R Crapper - Vice Chairman

Cllr J Bull
Cllr N Leverton
Cllr J Sangster
Cllr D Wesson
Cllr K Wood

Apologies: Cllr C Cook

In attendance: Paul Slater, Edgars Ltd
David Jervis, Burrington Estates
Two other members of the public

Officers: Ron Spurs, Town Clerk
Katie Zasada

30 DECLARATIONS OF INTEREST

Cllr Wood – Planning application 20/02422/FUL, Land east of Swinbrook Road (Allotment holder - proposed development is adjacent to the Allotments).

31 MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting held on 20 October 2020, previously circulated to Members, were approved as a true record and signed by the Chairman.

32 ADJOURNMENT

Paul Slater from Edgars Ltd and David Jervis from Burrington Estates spoke on Planning Application 20/02422/FUL – Erection of 75 dwellings on land east of Swinbrook Road.

Paul Slater outlined the background to the development. The development would consist of 75 two-storey dwellings, 26 of which would be affordable (35%), with a mix of smaller affordable properties to address current need as advised by WODC and some properties would be adapted for older people. There would be a generous garden to each dwelling. The access would be from Harlequin Place and Snowberry Court. The 169 parking spaces represents more than two per dwelling, together with visitor parking and 18 garages. Electric vehicle charging points would be included for dwellings with garages.

The tree line between the site and the Allotments would be retained and a 1.8m high fence would also be erected to provide security for the Allotments. The maintenance strip for the ditch would be planted as a wildflower meadow. Drainage would link with services installed by the David Wilson Homes development at Swinbrook Park, which had been laid to accommodate this development as well. No objection had been made by Thames Water on sewage grounds and the developer is working with them to address a concern over water supply. The dwellings would have high insulation levels, energy and water saving appliances and be constructed with sustainability in mind. Section 106 agreements to support schools, bus

services and local community infrastructure were in progress. A construction management plan would be in place. The scheme would be a high quality addition to the town. Burrington Estates would begin construction from Spring 2021 and look forward to continuing liaison with the Town Council.

David Jervis gave an introduction to Burrington Estates. The company is based in Exeter and was founded two years ago to create high quality sustainable developments. An office has recently been opened in Stratford on Avon. Carterton would be one of their flagship schemes.

Craig Harper (165 Elmhurst Way) who lives close to the proposed development, raised a concern about the access to the site for construction vehicles, particularly as mud and debris had been left on the road and high noise levels were created by the previous works.

33 RESULTS OF PREVIOUS PLANNING – 17 NOVEMBER 2020

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|---------------------------|--|
| 20/01970/HHD
(39/2020) | 52 Shilton Road. Addition of two dormer windows on south west elevation. PERMITTED |
| 20/02068/HHD
(45/2020) | 7 Sungold Place. Part internal garage conversion into additional study space (retrospective). PERMITTED |
| 20/02287/HHD
(47/2020) | 23 Edgeworth Drive. Proposed change from a flat roof to a pitch roof on existing extension to rear of building. PERMITTED |

34 PLANNING APPLICATIONS – 20 OCTOBER 2020

- | | |
|---------------------------|--|
| 20/02813/FUL
(54/2020) | 1 Carterton South Industrial Estate (Foddy Brothers Ltd). Construction of a new vehicular access.
SUPPORT. Concern was raised that the streetlight would be relocated directly outside the new houses and suggested SSE be consulted with a view to siting it on the other side of the entrance. |
| 20/02422/FUL
(55/2020) | Land east of Swinbrook Road (Burrington Estates Midlands Ltd). Erection of 75 dwellings, together with associated access and landscaping works.
OBJECT. The Committee raised the following objections to the plan: The access to the estate via the two narrow roads will cause problems for the residents and lead to traffic congestion. The issue of water pressure and drainage was raised as a concern due to long standing problems on all new estates in that area. It was suggested that the bollards in Kilkenny Lane be removed and the road widened to enable better access to that part of the town. A lot of people park their cars in those areas in the summer when the car park for the Country Park is full. The traffic plan for the new estate will add to the local congestion.
Cllr Leverton abstained. |
| 20/01470/HHD
(56/2020) | 20 Lavender Place. Replace collapsed boundary wall with fencing and section of new fence and gate (amended plans).
For noting – application considered by email to meet deadline of 12 November 2020.
SUPPORT. Officers asked to check that the gate opens inwards and not onto the pavement. |

20/0650/HHD
(57/2020)

105 Burford Road. Render new extension and move a fence in the garden.
SUPPORT. The Committee would ask officers to check whether the fence would obscure the driver's view on leaving the property.

The meeting ended at 6.35 pm.

Chairman