

Herongate and Ingrave Parish Council



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Minutes of the EXTRAORDINARY MEETING of the Parish Council of Herongate and Ingrave at St. Nicholas Hall on Tuesday, 18th November 2014 at 7.00pm

In the Chair: Cllr A. Kingsford

Present: Cllr. D. Harman (Vice Chairman), Cllr N. Amor, Cllr A. Bayless, Cllr P. Hawkins, Cllr S. Murphy and Cllr S. Theobald

Officers: Mrs T. Grainger (Clerk)

Members of the public: In excess of 90 plus Mr. Steve Kuschel of SJK Planning (advising the Parish Council), Mr. Andrew Day an Arboriculturist (advising the Parish Council), Mr. John Isabel of Clearbrook Group plc (Developer) and Mr. Alan Hannafey of Alliance Planning (advising the Developer)

Due to the excessive number of people in the hall (maximum capacity of 72), Rev. Paul Hamilton offered the use of St. Nicholas Church next door. The Clerk advised the Chairman that a Parish Council meeting should not be held in a place of worship, however Members decided that unless the meeting reconvened in the Church it would not go forward. The Parish Council accepted Rev. Paul Hamilton's kind offer and the meeting moved to the Church.

Cllr A. Kingsford addressed the meeting and advised that the reason for holding this Extraordinary Meeting was to discuss the recent Planning Application No. 14/01024/FUL for 27 residential retirement flats with communal facilities on the Hillcrest site and give residents an opportunity to express their views and put forward questions to the Developer.

14/15.129 Public participation session with respect to the item on the Agenda only.

- Cllr Kingsford introduced Mr. John Isabel who gave a short but detailed outline of the proposals. Mr. Isabel had previously circulated a colour brochure to 500 homes.
- Mr. Steve Kuschel advised that reference should be made to the previous Planning Applications for this site and the reasons why they had been refused.
- Mr. Andrew Day highlighted that this greenbelt site had grown into woodland and despite the damage to some of the trees, as a woodland this was all quite natural.
- At this point the public was given an opportunity to pose questions. Lively and lengthy debate took place with concerns regarding the development of green belt land, drainage issues, ecological surveys, the car park, encroachment on the Playing Field, clarification on what was an affordable property, management costs, the need for more retirement homes in the Borough, the carbon footprint, sustainability ratings and external look of the property.

- It was established that a small one bedroom apartment within this development would retail at approximately £180,000 and a large two bedroom apartment would retail at £400,000. Residents of Herongate and Ingrave would be given priority to purchase however re-sales could be out of the area.
- By the time the public finished many of the residents had left so in order to gauge how residents felt about this proposed development, it was decided at 8.55 pm that a show of hands was in order before everybody disappeared. Residents voted 36 against the development and 9 for the development.
- The Parish Council posed questions relating to housing needs, car parking spaces for the school teachers, staff and visitors, greenbelt issues and time scales for the development. Mr. Isabel confirmed that if planning was approved in January then it would be approximately 9 months before work would commence and about 20 months before completion.

14/15.130 Apologies for absence

Apologies were received from Cllr M. Hannush and Cllr K. Pegram.
Apologies were accepted.

Proposed: Cllr S. Theobald Seconded: Cllr N. Amor All agreed

14/15.131 To receive Members’ declarations of interest in items on the agenda

Cllr S. Murphy declared that she had a non-pecuniary interest in this matter as she was a Borough Councillor who sat on relevant BBC Committees making it inappropriate for her to comment. She would also decline to vote.

14/15.132 Planning

Planning Application No. 14/01024/FUL

Address: Hillcrest Nursery Site, Brentwood Road

Proposal: To build 27 residential retirement flats with communal facilities.

The floor was given to Councillors to comment and deliberate.

By a unanimous show of hands the Parish Council voted against this proposal. Cllr S. Murphy did not vote. It was agreed that this proposal **DID NOT** constitute “Very Special Circumstances”. The wording of the Parish Council’s response to Planning would be discussed at the Parish Council meeting on 24th November 2014.

ALL AGREED

The meeting closed at 9.30pm

Signed:-----Chairman

Date:-----