

**MINUTES OF THE CROSSWAYS PARISH COUNCIL EXTRA-ORDINARY MEETING
HELD ON THURSDAY MAY 11TH 2016 IN THE VILLAGE HALL AT 7.30 P.M.**

PRESENT: Cllr B Thomas, Cllr I Virgo, Cllr P Bernard, Cllr J Gibson, Cllr T Connor, Cllr B Bolton, Cllr K Foster, Cllr D Harris and Cllr B Light
15 members of the public, Robin Barbour and Jeremy Higgins, Planning Director Pro Vision
Planning & Design (Developers Representative)
District Councillor Nigel Bundy

The Clerk chaired the meeting to start and explained that Andrew Brewer would not be chairing the meeting due to his personal and prejudicial interests in relation to the Planning Application WD/D/16/000378. The hybrid planning application in respect of Land south of Warmwell Road, Crossways. The Vice-Chairman of Crossways Parish Council Nigel Bundy was unable to Chair the meeting because the planning permission would go to WDDC Planning Committee which Cllr Nigel Bundy was the Vice-Chairman.

PUBLIC DISCUSSION

Mr Durose presented the Council with a written report which is available on request. Mr Durose read out matters to be considered by the Council at the meeting.

Mr Hill wished it to be noted that the distance from the development to Moreton Station was beyond the maximum walking distance considered suitable for walking.

Nigel Bundy asked if the 3.5 hectares of employment land in the Local Plan would be achieved. Jeremy Higgins believed that only 2.5 hectares of land was necessary using the evidence supplied by a Symonds and Sampson report. Evidence suggests that Crossways is not attracting new business ventures.

Jeremy Higgins reported that the revised area of employment land had taken into consideration usage on the Hybris Trading Estate

It was confirmed the new development would be street lit

AGENDA

1. TO RECEIVE AND APPROVE APOLOGIES FOR ABSENCE AND NOTE QUORUM

Apologies were received and accepted from Cllr Andrew Brewer.

2. ELECTION OF CHAIRMAN TO PROCEED WITH MEETING

It was proposed by Cllr Gibson and seconded by Cllr Virgo that Cllr Thomas be elected as Chair for the evening. All Councillors were in favour. Cllr Thomas then took the Chair for the remainder of the meeting.

3. DECLARATIONS OF INTEREST

a) In Items on the Agenda

Members are obliged to declare personal and prejudicial interests

b) Of gifts of value of more than £50

Members also have a duty to declare gifts exceeding £50 in value

4. PLANNING APPLICATIONS

- a) Planning Application WD/D/16/000378 The hybrid planning application in respect of Land south of Warmwell Road, Crossways.

Proposal: Full planning permission for the erection of 99 open market dwellings & affordable dwellings, a new doctors surgery, a replacement village hall, a car park, a new village green, new vehicular and pedestrian accesses and works to Warmwell Road.

An outline application for the erection of 401 open market and affordable dwellings, the provision of 2.5ha of employment land, new vehicular and pedestrian accesses, roads, footpaths and cycleways, a car park for the proposed Site of Alternative Natural Greenspace (SANG) and 2 pumping stations.

Full application for the change of use of 22.4ha of land to Site of Alternative Natural Greenspace (SANG)

The Council agreed to break down the proposal into the three parts. The first part considered was the change of use of 22.4 ha of land to Site of Alternative Natural Greenspace (SANG). All Councillors were in favour of this proposal and noted it would be maintained by Dorset Wildlife Trust who would take ownership and control of the area. It was also reported that there would be an area made available for dogs to be walked responsibly by their owners.

The outline for the erection of 401 houses was the next proposal considered. The Council agreed that South of Warmwell Road was agreed in the Local Plan and it was in consultation with the residents of Crossways. It was agreed the best shape for the village was to the south of the existing settlement.

RESOLVED that Councillors recommended that a provision for older children would be made available. It was acknowledged that there was a lack of facilities for children over 8 years old.

Councillors were concerned about the inevitable increase in traffic on the Warmwell Road. It was acknowledged that pedestrian refuge crossings with an island would help with connectivity of both sides of the village but concerns were raised about the more vulnerable road user crossing without a signal controlled crossing. Although Councillors were made aware that the B3390 would become a 30 mph road Councillors still had concerns that the speed of traffic would not keep to the 30 mph speed without traffic calming measures. Cllr Bolton added that the type of traffic using the B3390 is heavy (large lorries) and can take longer to stop than a car. The B3390 is a very straight stretch of road and to achieve the desired 30 mph for all vehicles especially lorries would require environmental changes to the road layout. The council urged Dorset County Council to consider visual and physical restrictions. It was noted that Dick o th Banks Road should not be used as the preferred option/instead of the B3390.

RESOLVED that Councillors recommended that a 30 mph speed limit be implemented prior to work commencing on the development site. Three pedestrian refuges built one of which must be a Toucan crossing to enable vulnerable road users to get from one part of the village to the other.

Full planning permission for the erection of 99 open market dwellings & affordable dwellings etc was the final proposal to be considered.

The Local Plan stipulates 35% of affordable housing should be provided. Councillors noted that this development would provide 35% affordable housing. 20% should be starter homes and 15% social housing.

Cllr Thomas expressed some issues regarding three storey buildings but it was agreed that it was not out of character for Crossways.

Councillors were delighted with the provision of a new Village Hall.

Cllr Harris recommended that a small children’s play park be incorporated next to the village green is on the edge of the park to accommodate next to the village green as part of this stage.

RESOLVED that a recommendation would be to request a small children’s play park next to the village green for families to enjoy the open space.

Councillors also wished for the dust from the site to be managed so as not to cause undue stress for those living in close proximity to the development.

RESOLVED that a recommendation would be that the Developer would manage the amount of dust and mud that may be generated from the construction site. The Air Quality control measures must be adequate.

Finally it was proposed by Cllr Light and seconded by Cllr Harris and all Councillors were in favour that there were no objections to the Planning Application.
Recommendations as above.

5. DATE AND TIME OF NEXT MEETING

The next meeting will be held on Thursday 26th May 2016 at Crossways Village Hall, Crossways following the Annual Parish Meeting.
There being no other business the Chairman closed the meeting at 8.48 pm

Signed.....(Chairman).....2016