

LANE END PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING
HELD ON MONDAY 20th JANUARY 2014 AT 7.30pm AT CADMORE
END VILLAGE HALL

Members of the Public – 100 (approximately)

AGENDA

- 1) Apologies for absence
Councillors Dunning, Simmons & Stewart.
- 2) Declarations of any personal or prejudicial interests
None.

Cllr Detsiny reported that this meeting has been called due to the high level of public interest and because of the limited time the Parish Council has to agree comments which must be submitted by 5th February 2014. All members of the public must submit comments by 28th January 2014.

The Chairman advised that he would be shortly closing the meeting for Public Questions and that there was only one item on the Agenda and this was the Planning Application for High Barns. He further stated that he felt that it was unlikely that the Parish Council would be able to support this application as historically it had objected to all past applications involving development in the Green Belt or within the AONB.

MEETING CLOSED FOR PUBLIC QUESTIONS

There were a large number of Parishioners who were concerned that the proposed development was on Green Belt land and also in an Area of Outstanding Natural Beauty (AONB). It was pointed out that this was directly in conflict with WDC's policies set out in their Core Strategy.

Parishioners raised concerns about the site being heavily contaminated with toxic chemicals and worried that it would be harmful for anyone to live on the site whether it would be in a house or caravan for any amount of time.

A question was raised whether the Parish Council or individuals can have further tests done to ascertain if there is or has been any toxic waste on the site. The Chairman explained this permission would have to be sought from the land owner.

The land owner did confirm that in his view all necessary environmental tests have been carried out and the only substances found were nontoxic.

Concerns were raised about the site being exposed to high levels of noise and a member from the M40 Group confirmed that as a group they were extremely concerned for any resident living on this site for even a small amount of time. The noise would be exaggerated heavily being inside a caravan and because of this the M40 Group will be opposing this application.

Implications for safety were highlighted as a major concern with the B482 being one of the most dangerous roads in Buckinghamshire. Excess vehicles entering and leaving the site will cause disruption to an already busy road, which at this point has a 50 mph speed limit, particularly where those vehicles are towing caravans and more time is needed to pull out which on this road may cause a significant problem given the typical speed of traffic along this stretch.

Concerns were raised for those residents living on the site both permanently and for a shorter time with the fact there is not pavement for them to walk safely to the local amenities/bus stop.

A Parishioner raised that there is possibly methane gas on the site. The Chairman advised that they contact WDC regarding this matter.

The land owner confirmed that there would be 3 permanent and 5 transit pitches. There will also be 2 stables which will be used for his own horses and he will live on site permanently. There will be one vehicle per household. A question was raised as to what restrictions would be in place to stop any intensification of the development or its usage.

Meeting Re-opened

3) **RH/13/08106/FUL – (High Barns Site) OS Parcel 3756, Marlow Road, Cadmore End** - APPLICATION FOR: Change of use of land to a gypsy caravan site comprising of 5 transit pitches, 3 permanent residential pitches, 1 wardens pitch, together with ancillary shower block, stables building, parking, access road, utilities, works to earth bunds and paddock.

The Parish Council unanimously determined that it would strongly object to this application on the following grounds -

- This site is in the Green Belt and an Area of Outstanding Natural Beauty and the proposed development is directly in conflict with WDC Policies
- At the location of the site in question, the B482 is very busy and fast road raising concerns about safety of access. The road has no street lighting at night and has no pavement. Sight lines are insufficient to allow safe entry and exit of large caravans and vehicles carrying horses.
- Council believes that there is strong evidence that the site has been contaminated with toxic waste materials.
- The close proximity of the adjacent M40 motorway makes the site unsuitable for residential purposes as the high level of noise would be unbearable for anyone living on the site for even a small amount of time.

Given the importance of this application to local residents the Parish Council would request that the application is considered by the Full Planning Committee of WDC and not delegated to Officer Approval.

Council agreed that in view of the complex planning issues raised in the application its retained planning advisor should be instructed to draft a letter of objection to the planning application which should include all of Councils comments/concerns.

It was further agreed that Councillors Detsiny, Coulter, Hunt and Smith will make any amendments if needed and approve the letter on behalf of Council. The letter will be made available to all members of Council.

The Chairman thanked all members of the public for attending.

NEXT MEETING: To confirm the next meeting will be on Monday 3rd February 2014 at 7.30pm at Lane End Village Hall.

There being no further business the Chairman closed the meeting at 21.00

Signed..... (Chair)

Dated.....