

MUDFORD PARISH COUNCIL

Clerk: Sue Graham. Sun View, Bab Cary Lane, Keinton Mandeville, TA11 6DR

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MEETING OF THE PARISH COUNCIL – THURSDAY 6 August at Mudford Village Hall at 7.30pm

Minutes

Attendees are advised that the meeting may be recorded, attendees are asked to advise the council should they intend to record the meeting and must adhere to the Council's policy on recording of meetings.

Members are reminded that the Council has general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (race, gender, sexual orientation, marital status and any disability) Crime & Disorder, Health & Safety and Human Rights.

14 Members of the public attended including the Vice Chair of Yeovil Without Parish Council who was attending to hear the PC response to planning application 15/03475/R3C.

PUBLIC SESSION

Points were raised by members of the public as follows:

Planning Application 15/03475/R3C New Primary School with nursery, new access road car parking and playing fields. Primrose Hill Primary School and Nursery, Mudford, Yeovil.

Demand for School Places

A query was raised about the context of application. It was explained that this was a Somerset County Council application in its duty to provide school spaces. School places for Yeovil were a problem, the current schools were overcrowded – this had a knock on effect on increased traffic, exacerbated by parents not being able to walk children to school as they live too far away.

T Capozzoli suggested that with the County Council's obligation to provide schools they would be able to overcome any issues raised in objection.

M Lewis noted that the County Council would have to take note of objections.

Access

A query was raised about the access, this varied depending on the stage of the development and whether it was vehicular, pedestrian or construction traffic. Access would be temporarily through Wyndham Park until (if) the Primrose Lane development was completed.

Traffic

New school likely to attract parents outside of the area, resulting in an increase in traffic.

Impact on local roads, with increased traffic to collect and drop off, coupled with Fairmead school traffic.

Best idea is to accept there's going to be a school and get the best deal regarding roads etc.

Narrow roads at Wyndham Park, not wide enough for the access

Impact on A359, Lyde Road, Mudford Road

Traffic associated with the development (including removal of soil) would need to be properly managed to be allowed only between certain hours to reduce impact. T Capozzoli suggested soil taken out to accommodate the school could be used for landscaping on site.

Parking

Mike Lewis. Car parking had been a big issue for local residents with the recent Queen Camel school application. This application shows 12 parking spaces. The PC wish to consider suggesting parking for dropping off and collection. This point was reiterated by Gye Dibben.

Trees

All trees in the vicinity have preservation orders. This had been acknowledged in the application.

Previous Application

Query raised regarding the status of a previous application for school on Wyndham Park, this was not clear but the application in question was for a completely new site.

Mobile Phone Antenna

Concern about whether this site was within safe distance of the mobile phone aerials.

PARISH COUNCIL MEETING

317	1.Attendance and to receive any apologies for absence and to consider acceptance of the reasons.
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	Present: Stephen Bartlett, Tony Cavalier, Lydia Gane, June Lydon, Phil Sargent.
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	<p>In attendance: Mike Lewis (County Councillor) Gye Dibben (District Councillor) Tony Capozzoli (District Councillor) Sue Graham (Clerk)</p> <p>Apologies: Resolved: It was proposed and unanimously agreed to accept apologies from Geraldine Mabey</p>
318	<p>2. Declarations of interest. There were no declarations</p>
	<p>3. To consider the following planning applications and make recommendations to the Planning Officer:</p>
319	<p>15/03350/FUL Alterations and erection of extension to dwelling, Woodside Farm, Ashington Lane, Limington, Yeovil.</p> <p>SB explained the application which included an extension of bungalow, demolition of existing flat roof extension and raising of the roof ridge to accommodate new rooms in the roof space. Materials used would match existing. Fenestration to the second floor would be roof lights to minimise impact.</p> <p>TC reported that he had met with both neighbours and neither had any objections. It was agreed that the proposed alterations / extension represented an improvement.</p> <p>RESOLVED: It was proposed and unanimously agreed to recommend approval.</p>
320	<p>15/03475/R3C New Primary School with nursery, new access road, car parking, and playing fields. Primrose Hill Primary School and Nursery, Mudford, Yeovil.</p> <p>The application was discussed covering the following areas:</p> <ul style="list-style-type: none"> • Highways Impact on A359 as well as Mudford Road, Lyde Road • Site is going to be cut into hillside – resulting in excess soil. Would like to know where it is going and impact of this on local roads. • Ecology aspect of the application is not sufficiently comprehensive. There is not enough detail about the badgers and the application does not acknowledge other wildlife in the area including slow worms. These must be properly accounted for. • The application states that an EIA is not necessary as it has already been completed. However, there are issues raised by the PC in its challenge to the Up Mudford development EIA which include issues associated with the school. These cannot be considered in isolation from the whole development. The applicant needs to be made aware of the issues raised in the challenge to the EIA, especially in relation to highways, landscape and transport objections. The points raised in the traffic assessment are particularly valid with the survey referring to children being dropped off / collected etc. • If approved before the remainder of urban extension, this would undermine the Parish Council’s position with regard to its objection to the whole development. • In terms of landscape, there is no proposed screening from down the hillside or towards Trent. • Need for a planning statement setting out rationale and why this site has been chosen and why other sites have been discounted. • If development does not go ahead this will severely impact on the access to the school. • Insufficient parking provided at the proposed school
321	<p>Resolved: It was proposed and unanimously agreed to recommend refusal.</p> <ol style="list-style-type: none"> 1. The application for a school cannot be considered in isolation from the whole of the proposed Up Mudford urban extension. The Parish Council has submitted objections to the proposed urban extension including the impact on highways, transport and landscape issues and these include concerns related to the development of the school. The Parish Council would draw the applicant’s attention to the solicitor’s letter and reports which were commissioned for the whole development and set out the objections to the development site as a whole including the impact of the school. 2. This application is dependent on approval of the Primrose Lane development. If the development is not built, the school will be out on a limb, with poor, compromised access. The required infrastructure does not exist at the moment. 3. Concerns re landscape impact including on Sparkford Vale and on villages over Dorset boundary. 4. Impact of development traffic. The movement of construction traffic to and from site, including that associated with the movement of soil has not been addressed. There are no details of where and how the soil will be dumped. There would need to be time limits on traffic movements to minimise impact on Mudford road, A359, Coombe Street Lane, and Lyde Road i.e. between 0900-1500, 5. No sufficient parking / drop off area has been identified in the application. If the 12 allocated spaces were taken by teachers there would be no room for dropping off/ picking up children. The area for parking would need to be substantially increased. 6. Concerns about width of access through Wyndham Park, including impact on the safety of parked vehicles in Wyndham Park, and emergency vehicle access.

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		<ol style="list-style-type: none">7. Ecology –badgers have been fleetingly acknowledged but the ecology report provides insufficient or no detail regarding other wildlife (notably slow worms.)8. Concerns about distance from mobile telephone antenna.9. The need for schools in the area is acknowledged but the Parish Council seriously question the identification of this site. A site had been identified and agreed in 2008 which has not materialised	
322	4.NEXT SCHEDULED PARISH COUNCIL MEETINGS: Thursday 24 September 2015 7pm. Further meetings will be called as necessary usually on the last Thursday of the month.		

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