MINUTES OF PLANNING SUB-COMMITTEE OF BRAILES PARISH COUNCIL

24TH OCTOBER 2015 AT BRAILES VILLAGE HALL

Present

Cllr Ashall  (Chair)    Cllr Rosenthal

Cllr Witherick           Cllr Kaack

Cllr de Maillet          Cllr Greaves

*1.     Disclosure of Interests.*

Councillors are minded that they must act solely in the public interest and should not improperly confer an advantage or disadvantage on any person or act to gain financial or other material benefits for yourself, family, a friend or close associate.

To receive any written request for dispensation of Discloseable Pecuniary Interests.

There were no disclosures of interest.

*2.     Discussion regarding planning application15/02934/REM Land adjacent to Attens Byre, Main Road, Upper Brailes Warwickshire.*

It was agreed by majority vote to object to this application on the same planning grounds as previously.  Cllr Witherick also pointed out the error in the Amended Design Statement prepared by Stansgate Planning

1)     Under House Types, the Table refers to Plot 1 being a 4-bedroomed house in the Masterplan submitted with the original outline planning application.  In fact the original plan showed a 2-bedroomed house on this Plot 1.

2)     The Amended Design Statement also refers to the Brailes & Winderton Parish Council Action Plan Local Housing Needs (April 2013).  This document has been discredited for planning purposes and Brailes Parish Council have previously requested its withdrawal from circulation and usage.

Proposed Cllr Kaack.  Seconded Cllr Rosenthal.

*3.     Discussion regarding planning application reference 15/03647/REM.  Land off Sutton Lane, Lower Brailes.*

It was unanimously agreed to refer to next full Council meeting.

*4.     Discussion regarding planning application reference 14/03040/OUT.  Land off Orchard Close, Lower Brailes.*

The revised Flood Risk Assessment Revision B dated 12th October 2015 was generally discussed.

It was unanimously agreed to object on the following grounds:

1)     The revised FRA covers the same ground as the old one but now proposes Orchard Close as the access for emergency services vehicles.  We have great concerns as to the suitability of this route regarding the future safety of the site due to its known flooding problems.

2)     We have concerns about the proposed deep underground system of big diameter, long pipes for the surface water system.  These would appear to present problems of silting and access for the maintenance company.  The maintenance will be discharged by the developer to a private company.  This system will require its sediments removing and because of the depths, size and extensive nature of the pipes, some explanation of how this will be done should be provided.

3)     We have concerns about the maximum flood levels predicted in the FRA.  They do not represent the higher water levels witnessed and suffered in the recent flood events of Orchard Close.

4)     Much of the new flood risk assessment is a repeat of the two previous ones and therefore the two previous objections by Brailes Parish Council still stand.

Proposed Cllr Greaves.  Seconded Cllr Witherick.

*5.     Next Parish Council Meeting*

2nd November 2015.

Meeting ended