

Notes of Extraordinary Meeting of Burford Parish Council held on 8th July 2019

The meeting was to discuss issues arising from the proposed development of affordable housing next to the Aspire Centre in Burford.

Burford Councilors present:

Alan Thomas, Tony Earp, Ray Morris, Roger Thomas, Liz Thomas.

Also present:

Richard Huffer, Sophie Bell from Sanctuary Housing, Beth Hamlet – Architect and Nick Bates from Harpers Building Co.

Public participation: 14 member of the public were present.

ISSUES

Road Safety

- Main road, blind bend, very difficult to get out, traffic 60mph in both directions.
- Serious accident on road as drivers go too fast.
- Traffic to new caravan park could make it worse.
- No pavement, have to cross road onto footpath.
- No pavement on estate side until Kerry's, needs zebra crossing.
- Need to put road safety measure in first.
- Traffic calming must be a priority.
- Road is the biggest issue.
- Lots of near misses, can't see because of trees.
- Cut verges back to increase visibility.
- Developers waiting for feedback from Highways re issues.

Site

- Problems with layout and density, totally out of character with surrounding properties, not enough open space.
- Plans changed to make bigger gardens, open space was 10% now 26.3%.
- Not acceptable for young people to have to live there
- What is affordable housing? Housing for people who cannot access open market to rent or buy.
- Who will be eligible to occupy? There will be a local plan for letting, will include need to demonstrate local connection, then hierarchy of need.
- Homes will be managed by Sanctuary Housing, grant funded by government.
- Homes cannot be sold for profit.
- Previously was for 35 homes now 33, plan redesigned to give more open space.

Trees

- Damson trees will go, part of heritage of Tenbury.

- Should plant new damson trees.
- Trees at back of site will remain.

Parking

- Each property has 2 parking spaces, no capacity for visitor's parking.
- Major problem.

Local interest

- Need for affordable houses in area.
- AT said 3 local people had expressed to him an interest in living on the site.

Houses

- Just under half are detached.
- There are no garages.
- No single level properties for disabled.
- Are all homes affordable? Yes, either to rent or part buy.
- Need for affordable homes, in short supply in the area, needed for resident's children and grandchildren,
- Homes not as green as should be, no solar panels, no ecological design features.

Local facilities

- Burford School, 150 children, totally full, have room to build but have no money, need SCC to fund.
- Increased pressure on GP surgery, dentists, hospital etc.

Ecological aspects

- Ecological report does not reflect no of birds/mammals/invertebrates on site, pathetic! Promises no net loss of biodiversity, not going to achieve this.
- Developers responded – SCC biodiversity officers will look at report, trees at back will remain.

Drainage and Sewage

- Local residents have had problems with sewage, backed up across fields, has this been taken into account?

Next steps

Deadline for consultation has been extended. Planning officers were happy to extend until this meeting. People can send comments to planning officers.

Developers waiting for reports from Highways and SCC. Will review on receipt and include issues raised in meeting.

Richard Huffer happy to take to planning if that is what local people want.