

MINUTES OF HUNTINGTON PARISH COUNCIL MEETING

17th June 2013 7.30 p.m. at Huntington Village Hall.

PRESENT

Chairman Roy Shelton (Vice Chairman)

Cllr. Jackie Creswick Cllr. John Creswick Cllr. David Ferguson Cllr. David McQuay

Cllr. Carolyn Walker

None Councillors

Public –11

Clerk – Mrs. A. Wright

APOLOGIES

Cllr. Nick Dodd – personal commitment.

Cllr. Martin Kemp – work commitment.

Cllr. Antony Wilcox – personal commitment.

Cllr. Mark Williams – CW&C commitment.

DECLARATION OF INTERESTS

None declared

MINUTES

13/286 RESOLVED – That the Council agreed the minutes of the meeting held on the 20th May 2013 as a true and proper record.

PUBLIC PARTICIPATION

PC Sally Malone reported it had been relatively tranquil although there had been a number of thefts from vehicles in the Vicars Cross, Broughton Heath areas, residents were reminded to keep valuables out of site when left in vehicles.

Residents were asked to report any suspicious behaviour in the area particularly on The Green on Chester Road where there had been reports of drug dealing.

The Police had carried out a ‘Bobby in the Lobby’ event advising shoppers of the dangers of having purses and wallets snatched while shopping, this had been very successful and will be repeated again in the future. A request was made that the police improve how they advertise events including cycle marking and surgeries in the area.

It was confirmed the police will be carrying out speed checks in the area again.

The chairman thanked PC Malone for attending the meeting.

Concerns were raised regarding the poor standard of grass cutting in the area including on the Nature Park and on the road side verges and side roads. It was reported that weeds and nettles were over 5 foot in height near Sorrell Close. It was noted where verges have been cut this has not been done with any care.

Residents had previously asked if they could cut overhanging branches in the nature park and had been told this was not permitted for health and safety reason, clarification was requested as to whether or not this was the case.

The following issues were raised regarding the Saughton Camp development and application:-

Information was requested regarding payment to education as part of the Phase A approval, how much is to be provided and has this been paid and would the provision of the new school impact these payments.

A representative of PROUD thanked the Council for its letter of support for their Rule 6 status and for the meeting with Cllr. Kemp.

An update was requested on the status of vehicle movements to and from the development site, it was noted the number of HGV vehicles permitted to access the site per hour had been increased for a temporary period which was due to end before June, however a large number of vehicles are still accessing and exiting the site.

PLANNING

The Council agreed the contents of the planning register page 66 as circulated.

It was noted that Broxton Parish Council had organised a planning training event to be held at HQ in Chester on 16th July, details will be circulated to councillors once received.

SAIGHTON CAMP PLANNING APPLICATION 13/02247/OUT

Councillors raised the following issues relating to application 13/02247/OUT, Demolition of existing buildings to allow to residential development (C3), associated formal and informal open space and sports provision, ancillary landscaping and car parking and off site highway works, Site Of Former Saughton Camp Sandy Lane Huntington.

It was claimed in the new application that drainage and sewerage had been dealt with however this had not changed from the previously submitted application which had not addressed the issues of flooding of residential properties on Chester Butterbache and other roads.

Additional traffic signals were proposed for the Chester Road Gorse Way junction which will result in increased congestion.

It was argued that the trees at the Sandy Lane junction should be protected.

The developer has outlined the following proposals as part of their travel plan, highways mitigation:-

- Personal travel plans for all houses.
- Discounted travel for targeted residents.
- Investment in infrastructure.
- Investment in cycle routes.
- Improved access to the railway station.

It was argued that such measures would have little impact and that discounts would only be for a short period, what would happen in the long term?

Ecological impact, bats and barn owls are present on the site, it was noted the wildlife trust had objected to the application.

Who would maintain the retained grassed areas on the site?

Fundamental concerns were raised regarding both safety and congestion at Sainsbury's junction.

Any alterations to the highway at the Sandy Lane junction should be carefully managed to protect the trees at the junction.

Concerns were raised regarding the limited vehicle access to the site in terms of congestion and access for emergency vehicles.

It was noted pathways and open spaces had not yet been established as approved as part of the Phase A.

13/287 RESOLVED (unanimously) – That the Council submit the following observations:-

Huntington Parish Council **STRONGLY OBJECTS** to this application on the following grounds:-

The application does not satisfy the three dimensions of sustainability as set out by National Planning Policy Framework (NPPF), economic, social or environmental. It will not provide the necessary infrastructure to the area to meet the needs of the additional residential dwellings and business properties therefore the proposed development will do little to support the community's well being in either social or economic terms.

For the following reasons the Parish Council believes the adverse impacts of the application significantly and demonstrably outweigh the benefits when assessed against the policies set out in the NPPF and also in the Chester and District Local Plan (CDLP).

The application is contrary to Policy GE3 of the CDLP as it will have a detrimental effect on the amenities of people living near by and result in a significant reduction in their quality of life by virtue of increased traffic movements and congestion in vicinity of the proposed site. The proposed traffic signals at the Gorse Way Chester Road junction will result in stationary traffic including heavy vehicles in a residential area creating noise nuisance and pollution and will make it more difficult for residents in the vicinity of the junction to access and exit their properties.

The Council notes with some concern the limited access to the site itself with only two access roads proposed onto the site both of which link together further limiting traffic flows in and out of the development this is likely to result in congestion at peak times and also limit the ability of emergency vehicles to access the site.

The application is contrary to Policy GE4 of the CDLP as existing utility services, specifically waste water and sewerage infrastructure do not have the capacity to handle increased waste. The following residential roads in Huntington already suffer from flooding including sewerage, Butterbache Road, Bachefield Avenue, Chester Road and Meadow Lane. Caldley Valley Nature Park has been flooded on several occasions. It should be noted that the approval of this application will result in over 1100 houses relying on a single 9 inch sewerage pipe to take away foul waste, this does not take into account the waste from commercial properties, Huntington Primary School or St. Luke's Church. It should further be noted that Welsh Water objected to the application for Phase A on these grounds. The application has failed to adequately address these matters.

The application does not fully address the issue of run off water, Policy GE5 of CDLP, to protect Caldley Valley Brook from Pollution and Flooding. It should be noted this area has been flooded twice in the last two years resulting in significant damage to footpaths and severe pollution. If approved a more definitive and detailed plan is needed during the construction phases and on completion. Before work commences strict conditions need to be in place to protect this area these conditions must be sustainable without undue future maintenance costs. It should be noted Caldley Valley Brook flows into the river Dee and this development is within the SSSI of the DEE and Bala Lake/Afon, Special Area of Conservation (SAC). The current proposals fail to satisfy Natural England's requirements which require the "proven sustainability" of conditions to be demonstrated.

The proposed site includes a site of County Importance which will be impacted by both the scale of development and run off from the site, SJ 4326 6406 and SJ 4300 6430.

The Council opposes any alterations to the road junction at the Sandy Lane, Alford Road junction (Rake and Pikel) which would significantly alter the appearance of this junction which includes a historic listed bus shelter and establish Horse Chestnut trees which provide an attractive setting at a key entrance point to the village.

The application is contrary to Policy TR19 of the CDLP in that additional traffic cannot be accommodated by the existing highway network including the newly created Sainsbury's junction. The junction has

resulted in increased congestion in the area including non-peak times and at weekends. The new junction is fundamentally unsafe with drivers being unable to navigate it safely, due to its confused layout drivers are often trapped in the wrong lanes and shift lanes risking the safety of other drivers. Frustrations with congestion and the traffic light settings result in drivers having to stop at each set of lights leading to some drivers jumping the lights again resulting in increased risk to other drivers. The failure of this junction has had a negative impact on the road usage in the surrounding villages with drivers using lanes and residential roads to avoid the junction resulting in significant increases in traffic in surround villages including Saughton and Christleton. The applicant has failed to address these issues through remedial work and alterations to the junction before this application was submitted or as part of this application.

It should be noted that traffic estimates have not taken into account traffic resulting from the business area and proposed school. These estimates fail to recognise the impact of planning permissions granted in surrounding villages, including Malpas, Farndon, Tilston, Milton Green, Tattenhall and Christleton which will lead to significant increases in traffic on the same road network.

The Council believes very strongly that the applicants proposals to reduce traffic through aggressive 'soft measures' is at best improbable and is unlikely to be achieved both in the short and long term. Measures already in place have failed to achieve any reductions on car usage from the phase A development. It is noted that the cycle paths created as a result of the phase A development approval are rarely used and stop at the Parish boundary on Chester Road and therefore do not provide a safe route into Chester.

The Council believes that the impact on highways and the failure of the applicant to submit any measures which will address congestion are grounds for refusal of this application however if this application is approved consideration should be given to providing a bridge across the River Dee in the Huntington area which would allow safe pedestrian and cyclist access to Chester.

The Council strongly believes this application should be refused as there is a significant body of evidence that the Phase A development and alterations to the Sainsbury's junction have resulted in detriment to traffic flows in the immediate and surrounding area. The approval of additional dwellings and business area will result in severe detriment to traffic flows and highway safety.

The meeting closed at 8.55pm.

The NEXT meeting of the Parish Council is on Monday 15th July 2013.

Signed

Dated

Ann Wright 24th June 2013