

ETWALL PARISH COUNCIL

Notes of a Public Meeting held on Monday 28th April 2014 in the Frank Wickham Hall to discuss the planning application for the erection of 14 dwellings, garages, creation of new access to Sutton Lane and associated roads, open space and pedestrian/cycle routes as well as other associated works and change of use of part of land to cemetery on land at SK 2631 4895 (Etwall Cricket Ground), Sutton Lane

Present:

Cllr K Cresswell – Chairman	Cllr J Patten
Cllr I Bennett	Cllr B Payton
Cllr T Day	Cllr K Rushby
Cllr N Ireland	Cllr S Sandhu
Cllr D Muller	Cllr R Warburton

In attendance: Mr G Lees – Pegasus (planning consultants)
Mr R Wain – Hawkmoor (representing landowners)
Mr M Whitehead – Bloor Homes (developers)
Mr D Ward – Brookbanks (drainage engineers)
District Councillor L Brown
Approx 34 members of the public

Apologies: Cllr J Lemmon

Cllr Cresswell welcomed everyone to the meeting and introduced the representatives from Pegasus, Hawkmoor, Bloor Homes and Brookbanks. Cllr Cresswell explained that, although some additional information was available concerning the Willington Road planning application, this meeting was predominantly to discuss the Sutton Lane planning application.

1 Utilities and Sewerage

The following questions were asked:-

1.1 Q There were concerns about the proposed sewerage system. What happens if the electricity fails?

A A lot of work has been done with Severn-Trent to ensure that there is not only enough capacity but in unforeseen circumstances anything would be directed away from the properties. A large storage tank would be installed and the pumping station is designed with 48 hours of flow capacity. If the electricity failed the pumping station would start to fill up and it would be easy to start it again. There would be either an alarm or telementary system which is a standard approach.

1.2 Q How is surface water being dealt with on the site?

A Via a range of measures including permeable paving to a granular material beneath and then via a network and eventually into the Etwall Brook. Additional storage has been incorporated for 1 in a 100 year event. An additional 30% capacity has also been allowed for climate change.

1.3 Q In discussions with Severn Trent are any of the problems with Old Station Close to be resolved?

A A full assessment has been carried out and in its existing state the sewerage network is not significantly constrained so that it cannot take additional flows and the extension will not cause any significant problems. It was thought that the problems at Old Station Close were caused by debris creating blockages in the network.

1.4 It was confirmed that the following reports had been received shortly before the meeting and that these would be made available on the website as soon as possible.

- Services Report for the Sutton Land application;
- Services Report for the Willington Road application; and
- Letter from the Transportation consultants in response to issues raised with the Willington Road application.

It was confirmed that work had only just finished on these reports and that normally this information would be compiled after planning permission was granted.

It was felt that there was capacity in the system and that problems had been caused by blockages which was a maintenance issue.

1.5 Q What attenuation measure are you taking?

A Source control measures, ie permeable paving. They also have water quality benefits so that they clean the water as it goes through.

Q Will these details accompany the planning application?

A They are in the Flood Risk Assessment.

Q Is the run-off equivalent to the existing green field site?

A It will be restricted to the green field rates. They will match the run-offs from the site as it is at the moment. The formal response from the Environment Agency has not yet been received but they are very strict because they are under extreme scrutiny at the moment. It is fully in accordance with South Derbyshire District Council's guidance.

2 Sir John Port Charity

2.1 Q Someone proposed at the last meeting giving the land to the Cricket Club. Is this going to happen?

A No, as a charity we are not allowed to give away land.

2.2 Q What is the basis of the Charity?

A The Charity is allowed to sell its own land to ensure that the funds are invested properly in other land, buildings or given as bursaries. A number of people

from Etwall will have benefited from means tested bursaries and some will have come from John Port School and attended Repton School in the Sixth Form. As it stands very little income is received from this land (only rent from the Cricket Club and a tenant farmer).

2.3 Q Why is the Etwall land being sold off? Couldn't it sell off other land?

A The charity only owns these two pieces of land.

Q What are you going to do once this land has been sold?

A The money received will be invested.

South Derbyshire District Council's housing requirement means that they have to plan to meet future housing needs. A significant amount of housing will be required. If it were not the John Port Charity another landowner would put their land forward.

2.4 Q What does the Charity Commission say about selling off charity land?

A The Charity Commission are happy with it. Before entering into an agreement with Bloor Homes a report had to be written for the Charity Commission. The money raised will have to be invested in land or buildings. They currently have an income from the Cricket Club of £2-3,000 per year and £2,500-£3,000 from the tenant farmer. £6,000 does not go far in terms of bursaries. The money will be invested to create a far greater income.

2.5 Q Are you increasing the number of bursaries to local children as a result of the sale of the land?

A The investment will allow bursaries to continue.

3 Cricket Club

3.1 Q If the planning application were to be successful would the lease be on similar terms and would the rent be on a similar basis to as it is now?

A The lease length would be significantly longer than the existing lease. The length of lease is still being discussed with the Cricket Club but it will be of such a length that they will be able to obtain grants. They understand that it is a village cricket club with limited funds so the rent would be on a similar basis to the existing rent.

3.2 Q The cricket ground was not included in the SHLAA list. There are currently 18 four or five bedroomed properties for sale in Etwall (excluding those of £1m). Why do we need these houses?

A These houses are proposed on sites that the landowners are willing to provide for development. They are seeking to provide a level of housing that is appropriate for the village whilst also ensuring the longevity of the Cricket Club.

There will also be provision for a cemetery extension. Another developer could come forward with another site in the village.

- 3.3 If both sites receive planning permission it would take 2-3 years to make the new cricket ground playable.

We would concentrate on the Willington Road site and leave the Sutton Lane site until Willington Road was ready.

- 3.4 In the Heritage Report there is no mention of the Cricket Club. Heritage is not just about the built environment but it is also the heritage of the village.

Q Do girls play cricket in Etwall?

A Yes, girls do play and also the disabled are encouraged to play. There are currently not enough girls to make a team but they are incorporated into the boys' teams where possible. The new pavilion would have male and female changing facilities.

The Chairman of the Cricket Club stated that they were currently trying to determine how the proposed new ground would be laid out and what facilities there would be and that they were in the final stages of this. They would then discuss the lease, rent and equipment that would be required and a legal document would be drawn up. This would then be taken to their members who would decide whether to accept the proposals. 65% of the members of the Cricket Club live in Etwall. At the end of the day they may not have a choice as the lease will end in 2 years.

Other possible scenarios were that:-

- 1 planning permission was not granted;
- 2 if it were granted and the Cricket Club decided not to accept the offer of the new cricket ground the Cricket Club could be given two years rent and asked to leave the site.

The draft proposals for the new cricket pavilion did provide for community use.

- 3.5 There was concern that if the Cricket Club did decide to move to the Willington Road site, at some time in the future that land could be sold off for development.

- 3.6 Q Who decides whether the new cricket ground is ready?

A Two years is the minimum period it would take to create a cricket pitch. If an extra season was needed so be it.

4 Cemetery

- 4.1 Q Who would be responsible for the new cemetery?

A The District Council would be responsible.
The Chairman explained that Stuart Batchelor of SDDC who was responsible for cemetery provision had been invited to this meeting but as he was also responsible

for planning felt that it would be inappropriate for him to attend whilst there was a 'live' planning application. He did, however, send the following statement:-

'Since 1956 the Council has owned a piece of land earmarked for an extension to the existing cemetery. Due to complications and difficulties surrounding land ownership, protecting cricket provision, establishment costs and maintenance costs an extension to the cemetery has never been progressed.

However the Council are minded that the District is fast growing, there is no cemetery provision at Etwall and cemetery space in the district as a whole is diminishing. On the basis of these pressures it was thought prudent to take the opportunity to future proof local provision as far as was possible. It should be emphasised that as things stand the plans only represent future proofing and that there are no extended cemetery designs or costs.'

A This is something that would have to be looked at with the District Council to see whether they could assist with development costs. There is an obligation to provide open space together with a maintenance contribution. The cemetery could be a similar situation. Some site boundary work may need to be done as part of the project.

4.2 Q How can you give land to South Derbyshire District Council for a cemetery and not to the Cricket Club?

A We will look into this.

4.3 Q Are the Parish Council comfortable that costs will not fall on them if the cemetery were extended?

A In the past the Parish Council has fought against this so the cemetery provision has stayed with the District Council.

4.4 Q Where will people park their cars when attending a burial on a school day?

4.5 Q Will people from other parts of the district be allowed to be buried in Etwall?

A The Parish Council asked for burials to be closed for people outside the village when the cemetery was close of being full. If the cemetery were under the jurisdiction of the District Council they would allow anyone from anywhere to be buried there.

4.6 Q The Local Plan only mentions the shortage of burial space in Swadlincote yet only Etwall has a requirement to provide additional burial space.

A This is something that could be looked at.

4.7 Q How long will the cemetery extension last before it is full?

A It is very difficult to determine how long it will last. The size of the cemetery extension was determined by the District Council. The houses were designed to the plot size that was remaining.

5 106 Agreement

- 5.1 With all of the issues at the Willington Road site and the items we have discussed this evening, the 106 monies seem to be getting rather thin.

All developers are required to mitigate the impact of development. The District Council is consulting with various bodies to ensure that their requests are reasonable. For example, ensuring that the requests from the Education Department are spent locally. The Cricket Club is a land deal not a financial benefit. We need you to let us know what is necessary. We need to provide a cricket pitch which is an improvement on the existing.

6 Other Issues

- 6.1 Q What is the 0.33 hectares to be used for?

A The school will retain this and maintain it.

- 6.2 Q What will happen if planning permission is not granted for the Sutton Lane site what will you do with Willington Road?

A We will deal with this when and if it happens.

- 6.3 Q Why not build 14 houses at Willington Road?

A The Local Plan has allocated the Willington Road site for 100 houses.

- 6.4 Q Why not build 114 houses at Willington Road and leave the cricket at Sutton Lane?

A Part of the proposals were to provide for the longevity of the Cricket Club. Also in order that the cricket pitch was the correct size it was worked out that 100 houses could be fitted onto the site. The Cricket Club could not provide cricket facilities for young people because they were unable to obtain grants due to the length of the lease. It was thought that the site was better suited to housing than cricket. They could have let the lease run out and the Cricket Club fold but decided not to. The project has been driven by the Charity and Bloor Homes not by the Cricket Club.

- 6.5 Q Why is the smaller area of land being retained? Is there a Phase 2?

A There may well be a Phase 2 but there are no plans for one at the moment. 14 properties are a planned giving a fairly low density basis. There is a ceiling and larger houses may take longer to sell. Phase 2 would not be with Bloor Homes.

- 6.6 Q Is there a requirement for social housing at Sutton Lane?

A No.

- 6.7 Q Why are there plans to widen the footpath to 3m as this may encourage motorcyclists? There are also issues when you mix cyclists and pedestrians.
- A It was felt that this footpath would provide a link to the village centre for pedestrians or cyclists and would be of benefit to residents. A barrier could be erected to prevent motorcyclists but this has yet to be decided. The footpath widening has been asked for by the planners and it is a cost to the developers. They will not provide it if it is not wanted.
- 6.8 Q Has any further work been carried out on the traffic situation in the village bearing in mind that the software originally used was not capable of coping with the unique traffic situation in the centre of the village?
- A The Transport Consultants have agreed a format with the Highways Authority and looked at the school traffic. This document has just been passed to the Parish Council but it will not allay the fears of the residents.
- 6.9 Q What is the projected number of cars per household? On the Willington Road site it is 1.5 and on the Sutton Lane site it is 2 but on the Sutton Lane site there are 48 spaces for cars which would make it 3.5 cars per household.
- A The transport document uses trips not number of cars.
- 6.10 Q Will the roadway within the development be of a standard width? As Church Hill is a private drive has this been taken into consideration at all?
- A Some improvements are being considered but Church Hill is outside the development. Turning facilities are provided and it has been tracked to ensure that refuse vehicles can turn round. There are no plans for it being a gated community.
- 6.11 Q Planning permission for 4-5 houses on Sutton Lane has recently been turned down. Why is your application likely to be approved?
- A The reasons for the other application being turned down were unknown by the developers.

The Chairman closed the meeting and reminded everyone that comments on the Sutton Lane planning applications should be made to South Derbyshire District Council by 16th May 2014.

