

BISHOP'S ITCHINGTON PARISH COUNCIL

Minutes of the Extraordinary Parish Council Meeting 23 October 2023

Present

Cllr Kettle (Chairman) Cllr Dugmore Cllr Thomas Cllr Williams
Cllr Lamont (part of meeting)

In Attendance

Adam Cooper – Orbit
Alex Cartwright - Orbit
Cllr Gist – District Councillor
Karen Stevens - Clerk to the Council

Public

9

23/171 Apologies:

Cllr Howatson – prior engagement
Cllr Gates – out of the country
Cllr Ogden – work commitments
Cllr Tagg-Wilkinson - work commitments
Cllr Tressler – work commitments

Apologies were accepted for the above councillors.

23/172 Declarations of Interest:

None

23/173 Dispensations:

Not required.

23/174 Public Forum:

Mr Gleeson, St Michaels Close stated the following:

- He had canvassed neighbours and 14 out of 14 are against the demolition of numbers 9 – 12 St Michaels Close,
- The properties proposed for demolition are well built properties and it seems a total waste of money to demolish them. Adaptations to the properties to meet the needs of residents would be beneficial but not demolition,
- It is a small close with a narrow entrance and demolition/building will cause numerous problems for residents regarding access/egress, parking etc,
- Worries over noise, disruption, parking, accessing/egressing driveways etc,
- Appears to be a high-density plan squeezing in as many properties as possible,

- Grant would not be available to Orbit towards the works if Orbit does not demolish the properties,
- New properties will command higher rents from the tenants and therefore is not good for the village,
- Starbold Road development is knocking down 4 bungalows and replacing with one bungalow and three houses and appears to be a way of maximalising rental income rather than providing for the needs of the village.

Ms Parsons, St Michaels Close advised:

- That she agrees with everything Mr Gleeson has said,
- One property in the Close has been empty for 5 years so if Orbit are so desperate to provide accommodation, why has it not been occupied, it does not make sense,
- Four, sturdy, solid three-bedroom houses going to be knocked down (12 bedrooms) and 11 properties built (not of such a high quality) equating to 20 bedrooms – it does not make sense,
- Concerned over the increase in vehicles as it is already a busy close that cannot accommodate the number of vehicles that would be associated with 12 new properties. It appears that the 12 spaces at the top of the development will only have access/egress to them via the Close. It is a narrow road with a narrow entrance. It is a busy Close. Vehicles already park on the grass verges and an increase in traffic volumes would be an accident waiting to happen,
- If the scheme goes ahead, where will the vehicles belonging to the construction workers park,
- Massive inconvenience for residents.

Ms Faulkner, St Michaels Close, suggested Orbit representatives and parish councillors should come and look at the present state of the close – potholes in the road, paths breaking up, verges becoming rutted due to inadequate parking. This is from the current usage and would only get worse from this proposal.

Mr Gleeson interjected that when he mentioned the other planning application for Starbold Road, the parish council should not make a comment of approving that the reason being because at the moment, on the masterplan, all of the three applications are on it. If, for the very valid reasons he has stated we oppose the applications on the demolition alone, there is room for three new bungalows at Starbold and he would encourage a proper sensible application. If St Michaels Close application is opposed as he thinks it should be, at the end of the day it effects Starbold Road because people are going to be looking for bungalows who may have been promised one in St Michaels Close. Therefore, the Starbold Road development should be re-considered.

Mr Ayres, Starbold Road who lives in one of the properties that is proposed for demolition, advised that the properties that are proposed for demolition in suffer from extreme damp and need to be pulled down.

Mr Wilsher, Gaydon Road advised that his property has damp walls, damp coming through the ceilings, the drains to the rear of all four properties proposed for demolition have been blocked for 18 months blocked and drain to the side of the buildings has collapsed and therefore the properties do need to be demolished. The sooner the residents of these properties can get out of them, the better.

Cllr Gist advised that, looking at the Bishop's Itchington Neighbourhood Development Plan and it says BINDP2 "Affordable housing proposals appropriate to the scale of Bishop's Itchington, normally up to 10 dwellings, will be supported on land within or adjacent to the BUAB (Built Up Area Boundary), provided a local need has been evidenced in consultation with the community". This raises two questions:

- She understands that the proposal is for 11 properties (over the 10 quoted in BINDP2)
- Evidence of local needs – is there a more up-to-date survey than the one undertaken in October 2007?

Adam Cooper (Commissioner Director) and Alex Cartwright (Senior Tenancy Co-ordinator) from Orbit addressed the meeting stating:

- Orbit are a social housing provider with a vast stock of properties,
- They deliver and develop social housing,
- Have obligations to look after the properties, not only the quality and standards but also, with changes in energy performance social housing providers need to ensure properties deliver these standards,
- Some of the properties that are included in the scheme are 70 years old and are no longer fit for purpose,
- Several of the tenants in these properties have complex needs that are not being met with their current accommodation,
- Rents are regulated,
- What they have tried to do with Bishop's Itchington is to look for opportunities where they can try and increase the density with more affordable homes. It is very unusual to be able to deliver this in a central village location,
- The challenge here is working with the tenants to understand their needs and ensure these needs are met. A number of the tenants have complex needs,
- The scheme would be completed in three phases so as to allow residents to stay in their current property until they can move directly into their new property. To enable this to happen, they will be starting at the Manor Road end of St Michaels Close,
- They understand residents concerns regarding demolition, building and disruption and therefore will be working very hard to keep disruption down to a minimum,
- The scheme for St Michaels Close includes significant amounts of parking and this will bring cars off the road,
- They will be demolishing 8 bungalows but will replace them with 9 properties that are suitable for older peoples living and will include dedicated wet rooms, storage for buggies/mobility scooters with charging points,

- The properties on Gaydon Road were inherited from Stratford District Council (SDC) as part of a stock transfer, and most had not been maintained properly. The properties need significant investment and having looked at it, Orbit firmly believe the way forward is to deliver brand new homes which meet tenants needs far better,
- Parking provision for all three areas is in line with planning requirements,
- They bought Homes England to Bishop's Itchington. Homes England are basically trying to support regeneration. They have looked at the sites and proposals and are very supportive of it. There will be some shared ownership homes and a range of social homes,
- 12 properties would be demolished to be replaced with 18 new properties,
- Alex Cartwright has consulted directly with all the tenants. She appreciates the comments made about the current properties in St Michaels Close, however the properties that Orbit have in the Close have lots of issues including EPC's being very low and they are not fit for purpose. All consulted residents are happy for the move to happen,
- It's a challenging regeneration but will add value to the area and will benefit the current Orbit tenants who are affected particularly with regards to their energy usage and benefiting from brand new homes.

Questions were raised by councillors:

Q: There are currently 12 existing properties – how many of these are currently occupied?

A: 7

Q: You have said you have consulted with the current tenants. Are they happy to move and will there be a significant rent rise.

A: Yes, they are happy to move and there will not be significant rent rises.

Q: The prospectus says this includes four properties for market sales is this correct?

A: Initially this was the case to enable the scheme to be funded but now that Homes England are providing funding, these are not included in the scheme.

Q: In terms of the environment, the parish council is keen on sustainability so why are Orbit not planning to build the properties with solar panels?

A: The properties will be built to latest building regulations. Currently there is a certain amount of change around gas boilers or air source heat pumps. Orbit will try to deliver air source heat pumps which means the properties will be fit for the future in the way they are designed and built. Orbit could provide solar panels but with air source heat pumps there is no requirement to put these on. If they can push for better insulation and wider cavities, then they can look at the provision of solar panels on the roofs.

Q: Orbit have fitted solar panels to a number of retrofitted properties so surely now is the time, if you are creating state of the art properties, to fit solar panels

A: They will look to fit solar panels.

Q: With regards to the layouts of the various schemes, what consultation have Orbit undertaken for secure by design to be incorporated?

- A: The proposed house types have been through a secure by design process inside the properties. With regards to the outside and how they are located on each scheme, they work with the architects on the layouts, and they work through the scheme as to how they are laid out the development and secure by design would have been factored in.
- Q: St Michaels Close, the two semi-detached properties that are proposed for demolition, are they the only remaining Orbit homes in that area?
- A: There are other Orbit homes. Several properties have been sold under 'Right to Buy' and therefore these cannot be included in any development.
- Q: The number of bungalows available are being reduced as a whole?
- A: Putting back 7 bungalows as opposed to 8 and two ground floor maisonettes to encompass the needs of people with restricted mobility.
- Q: What have you done to establish local needs? What is your needs assessment based on as the local housing needs survey is several years out of date?
- A: With regards to existing tenants, they have looked at local housing needs in the area using data from SDC – it is based on people on the SDC housing waiting list
- Q: What is the parking situation for the properties on Gaydon Road?
- A: The parking is to the rear of the properties accessed from Starbold Road.
- Q: There is a significant parking problem in the Starbold Road area. If these parking areas behind Gaydon Road are allocated to residents of the new properties, how are you going to control access to that parking area to prevent existing lack of capacity on Starbold Road resulting in other residents 'borrowing' or permanently parking their cars in the allocated spaces resulting in the new properties not having access to parking?
- A: If you look at the back of Gaydon Road, the parking spaces will be substantially increased to what is currently existing. It will be allocated out to each property. If others park there illegally, then a ticket system may have to be introduced to control parking as they would not want to put a barrier at the entrance to the access road.
- Q: Why can't a key entry barrier be installed?
- A: It comes down to a lot of factors around putting barriers up – if it is in regular use how does it work, setting it back from the road, fob system, how is it accessed for deliveries, emergency vehicles etc. If it does become a real issue, then Orbit will have to review it. Ticket control schemes are being used successfully elsewhere.
- Q: Parking for the new properties in Starbold Road?
- A: The bungalow on to Lakin Drive has parking spaces in front of it. The other houses have parking to the front of the properties.
- Q: Mr Gleeson advised that the tenants next to him have been told that they would have to leave their property if the scheme is approved via a Section 8 notice. He is concerned that the water in the wet room is not soaking away correctly, and he can't get into the wet room as he cannot get his wheelchair through the doorway – he is being ignored at the moment and are being told they will have to move although they are quite happy to stay where they are.

A: Unfortunately, due to data protection, Orbit cannot comment or disclose information on individual cases.

Q: If Orbit has any tenants with special/complex needs will provision be made, whatever that need to meet their needs to a better level than what is currently provided?

A: Yes. Each resident has been consulted on exactly what their needs are, and this is reflected in the proposed properties.

Q: Storage for buggies/mobility scooters have been mentioned – will the appropriate charging facility be provided?

A: Yes, this has been taken into consideration and will be provided.

There are currently 12 Orbit properties involved in the scheme. Of these, five are currently vacant and the residents of the remaining 7, some have special needs, and these needs will be met by the new accommodation.

Q: Will local need be considered so those people with a local residency link so that those with a local are offered the properties first?

A: This may be possible under section 106. The choice-based lettings system is run by SDC who dictate from housing need and their waiting list exactly who should be offered a property, but the Section 106 will encompass that those living locally in Bishop's Itchington should be put to priority. Currently there is about 6,000 on the waiting list with approximately 800 (in May) in urgent need of affordable housing.

The Chairman advised that there are three fundamental documents that are taken into consideration when making a decision on a planning application:

- i. National Planning Framework (sets out nationally what are/what are not reasons to support or object to planning applications),
- ii. Stratford District Council Core Strategy (if an application presented to SDC do not meet any of the guidelines, it will be refused; if it meets some or not others then it becomes a judgment between the benefit of the plan against the harm caused by the plan),
- iii. Bishop's Itchington Neighbourhood Development Plan (document considers the two documents above and was prepared in consultation with residents and in essence says we do not want development outside the BUAB (Built Up Area Boundary), where there is room within the village there is general principal of support for small scale applications where there is a demonstratable need).

Where the money comes from (i.e., demolition of current properties) and where the money goes are not planning considerations and cannot be used as an argument from the parish council to support or object to a planning application. The parish council are required to respond in planning terms only, based on the three statutory documents mentioned above. The parish council must look at the planning application in front of it. Also, the parish council cannot amend the application.

23/175 Planning Matters:

To consider the parish councils response to the following planning applications:

i. **23/02564/FUL**

No's 7, 9, 11 & 13 Gaydon Road, Bishops Itchington, CV47 2QN – Demolition of no's 7, 9, 11 and 13 Gaydon Road and redundant garages and erection of 5 no. new dwellings and associated development

It was **RESOLVED** to submit a response of 'No representations with comments'. The comments being, the parish council would like to see:

- a commitment to the provision of solar panels on each property,
- an increase in the EV charging facilities to bring it in line with the other two sites, that have at least one charging point per household,
- the parking bays would need to be allocated as currently they are unallocated and so would fail part of the SPD,
- given that potentially that the parking is a dark space to the rear of houses and therefore a security worry, some form of lighting should be installed to make it more appealing/secure – low level solar lighting so it does not encroach on neighbouring properties.

(Proposed Cllr Dugmore, seconded Cllr Thomas, four in favour and one abstention as the councillor had joined the meeting late and had not heard all of the discussion)

ii. **23/02567/FUL**

No's 26, 28, 30 & 32 Starbold Road, Bishops Itchington, CV47 2TQ – Demolition of no's, 26, 28, 30 and 32 Starbold Road and redundant garages and erection of 4 no. new dwellings and associated development

It was **RESOLVED** to submit a response of support with a comment that solar panel provision should be included. The justification for support is the state of the current properties as residential amenities, provision of better-quality housing, improving climate impact (CS2), sustainable construction (CS3), design (CS9) and is affordable housing (CS18). (Proposed Cllr Kettle, seconded Cllr Dugmore, four in favour and one abstention as the councillor had joined the meeting late and had not heard all of the discussion)

iii. **23/02575/FUL**

Land Off St Michael's Close and Manor Road Bishops Itchington, CV47 2QP – Demolition of no's 9-12 St Michael's Close and garages and erection of 11 no. affordable housing units and associated development.

It was **RESOLVED** to submit a response of 'No representations with comments'. The comments being:

- we would like to see it conditioned construction management plan in place before the commencement of any works to protect the interests of existing tenants so that they have access throughout the entire period to their own houses,
- the developer looks at the opportunities to help the residents of the properties that will be marooned by the development (maisonettes numbers 13 to 19) to ensure they have allocated parking spaces made available to them,
- confirmation from the developer that the EV charging provision is a 7KW 32AMP device not the lesser low power units,

- need for solar panels on each of the properties.
(Proposed Cllr Dugmore, seconded Cllr Thomas, four in favour and one abstention as the councillor had joined the meeting late and had not heard all of the discussion)

Ms Pearson raised the issue of the agenda in that it read as though members of the public would be able to ask questions of Orbit. She was advised that it is a meeting of the parish council held in public, not a public meeting. The parish council noted the ambiguity of the agenda.

iv. **23/02590/FUL**

28 Scowcroft Drive Bishops Itchington, CV47 2YP - Proposed demolition of defective conservatory and reconstruction to form day room and the conversion of existing garage to form new kitchen

It was **RESOLVED** to submit a response of 'No Representation'. (Proposed Cllr Kettle, seconded Cllr Williams, all in favour).

23/176 Draft Revised Statement of Community Involvement Consultation – 21 September to 3 November 2023:

It was **RESOLVED** to respond that the parish council would appreciate, as a statutory consultee, a longer period of time (one calendar month) to respond to planning applications to make it easier to fit in with parish council meetings. (Proposed Cllr Kettle, seconded Cllr Thomas, all in favour).

23/177 Date of Next Meeting

The next meeting the ordinary meeting of the parish council will take place on Monday 6 November 2023 at 7.30pm at the Community Centre.

Meeting closed at 21:44

Signed.....Chairman Date.....