



Minutes of the Extraordinary Meeting of the Parish Council 13th December 2021

1. Attendance and apologies for absence

In attendance Councillors Champness (Chair), Labarte (Vice-chair), Davis, Marconi, Morrison, Whyles and Daykin.

Apologies: Councillor Rudd and Mike Simpson (clerk) sent apologies which were accepted by the council. Minutes were taken by Councillor Labarte in the absence of the clerk.

Also in attendance: District Councillor Alan Sutton and 11 members of the public.

2. To Receive Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation.

There were none.

3. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair).

Three residents spoke about the planning application SDNP/21/05619/FUL. Broadly they were in favour of a development of the site for housing purposes but raised concerns over issues such as light pollution, noise levels from the workshop units, parking, run-off of water etc. into the access lane during construction and whether the provision of broadband to the site could be included as part of the current Better Broadband for Bury initiative to increase the pledge levels. The planning consultant for the developer commented that there would be no outside lighting other than sensor-controlled security lighting on the dwellings, the no noise, no dust requirements for commercial premises within a residential area would be adhered to (the expectation was that the units would be occupied by craft type industries) and the site's management plan would ensure adequate drainage provision within the site to prevent water escaping into the lane.

4. Minutes from meeting on 29th November 2021

Councillors **RESOLVED** to approve the minutes from the meeting on the 29th November 2021 as a true and accurate record.

5. Planning Applications

SDNP/21/05619/FUL Hillside Nursery Bury Common Bury RH20 1NR: Demolition of existing glasshouse and associated horticultural structures and erection of 9 no. C3 residential dwellings and 4 no. commercial workspace suites (class E(g)), including access landscaping and associated works.

It was pointed out by council that in the initial discussions with the developer some months ago, BPC had indicated that the original plans failed to meet with the requirement that the development should be sympathetic to the character of the village. It was expected that revised proposals would then form the basis for further dialogue but nothing more was heard and the planning application was submitted to the SDNPA.

Richard Champness

Bury Parish Council, whilst welcoming the development in principle, were still of the opinion that the proposed buildings were representative of small-scale modern developments that could be seen anywhere else across the country, and still failed to adequately reflect the unique character of the village

In addition, in discussion, Cllr Daykin expressed concerns about the impact of the development with regard to Bury's dark skies status, and Cllr Morrison expressed the view that 31 rooflights in the commercial units were beyond being mitigated by dark skies measures. He believed there should be none. Cllr Whyles expressed concern over the development being cut off from the rest of the village and its communal facilities such as the church, village hall and children's play area, by the A29, where speeding and anti-social traffic is a constant issue. He supported the suggestion from one resident that there should be a controlled crossing point at this location to provide safe access to the village for new residents. Cllr Davis echoed concerns about lighting and also sought assurances on noise and traffic, particularly relating to the commercial units

Cllr Morrison suggested the following response from BPC in its role as consultee in the planning process: -

“BPC welcomes the development of the redundant Hillside Nursery and is satisfied that the quantum of development, its scale and the use can be appropriately accommodated on the site. It is, however, not yet satisfied that the site layout or the buildings meet the aspirations of the village in terms of characterisation and detail. In the view of BPC, this project should be considered as still in a design development stage, and we would ask that it be withdrawn for further discussion. Should the applicant decide not to withdraw it, we would strongly object to the application being approved and would urge that this application be considered by the Planning Committee which we would hope would allow us to make representations on behalf of the village to that Committee in person”.

It was **RESOLVED** by council, in its role of consultee, that this statement would be incorporated in its response to be submitted to SNDPA in relation to the planning application.

The meeting concluded at 7pm.

Richard Champness