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Extraordinary Meeting of Oakamoor Parish Council – 18th May 2015 7pm

Present: Mr P Charles (Chair), Cllr Meadows, Cllr Fallows, Cllr Beard, Cllr Loynes, Cllr Mabey, SMDC Cllr Lucas (SMDC) and c.20 parishioners.

1. Apologies: Cllr Edwards
2. Declarations of interest: Cllr Edwards (given before the meeting)
3. Planning Matters: Application: SMD/2015/0161 – Outline permission with some matters reserved (except access and layout) for housing development of 6 detached dwellings - Land off Churnet View Road, Oakamoor

For the benefit of the parishioners, the chair opened the meeting and outlined the format that would be adopted in the consideration of the application. General comments from Councillors on the application were requested by the chair.

Cllr Meadows highlighted the strength of opinion against the proposal by local residents and confirmed that in excess of sixty residents had completed a standard letter of objection.

Cllr Loynes put forward a view that despite the strong opposition, the council should ensure that it maintained its credibility with the SMDC Planning Committee by focussing on the material considerations relevant to the application.

Cllr Mabey felt that there were issues in respect of construction traffic use of Churnet View Road, if the application was approved.

The Chair reminded the council of its response to the SHLAA consultation, which confirmed this site as one of the two sites in the village that were capable of accommodating housing development - this being predicated on the topographical challenges of the other sites proposed. Cllr Mabey felt it would be inappropriate for the council to object to development - per se - in this location - given its response to the SHLAA, and this was agreed by all.

There was discussion in respect of suitability and local need for the proposed development type and it was agreed that three bedroomed semi-detached properties would better match local need, than the four bedroomed properties outlined in the proposal. Cllr Mabey highlighted the slow sales of four bedroomed properties recently constructed in Alton.

Further discussion regarding services infrastructure, and in particular, water and sewerage, took place. There had been some evidence of water supply failings presented to OPC.

Cllr Fallows proposed that the council suggest that an “upfront” fund for any repairs to Churnet View Road, that may be required following its use by construction traffic, should be a condition on any planning approval. He also added that an assurance should be sought in respect of general public access the turning area, which is used strongly in support of the application.

It was agreed that the council would neither support or object to the proposal and would put together a response to SMDC that outlined the specific issues associated with this development, strong local opposition, and other matters identified during this meeting.

The meeting closed at 7.45pm.