

**SHIPTON GORGE PARISH COUNCIL  
MINUTES OF EXTRAORDINARY MEETING HELD  
TUESDAY 1<sup>ST</sup> MARCH 2005**

**Present:**

Cllrs. Richard Hewlett, Charles Errington, Robert Langran, Robert Cornish, John Epplestone, David Smith, Mary Boughton, Brian Lavelle and Gillian Maxfield.

**In attendance:**

County Councillor Ron Coatsworth, District Councillor Mark Parsons and fifty-two parishioners. Three representatives of Magna Housing were also present, Alan House Development Design Manager, Pascal Pattar Western Area Housing Manager and Gary Buckingham Shipton Gorge Housing Officer.

**243. Chairman's Opening statement**

RH outline the purpose of the meeting which was:-

1. To listen to a presentation by Magna Housing on their proposals for the development of the land behind Peas Hill.
2. For the Parish Council to question Magna Housing on their proposal
3. The concerns and comments of parishioners to be understood

The Parish Council will write to Magna expressing any concerns. That letter being ratified at the next Parish Council meeting on the 9<sup>th</sup> of March.

RH introduced the Magna team.

**245. Presentation by Magna on Peas Hill development**

Alan House outlined the history of the development stating there had been some discussion with the Peas Hill residents and some of their comments had been incorporated. The original proposal was for 14 homes.

The current proposal is for 12 homes each with a driveway for two cars, 16 car parking spaces for existing residents of Peas Hill and the parking in Shipton Road. The planning officer considered any less housing as being underdevelopment. The 12 homes comprising 6 three bedroom (for up to 6 people) and 6 two bedroom houses (for up to 4 people)

Magna are not seeking a grant for this development and will fund it by selling, on the open market, 8 to 9 of the properties. Hence 3 or 4 properties will be for let.

In order for this development to take place one of the existing properties will be demolished. Some compensation for loss of garden will be given to those residents concerned.

If the feedback from the meeting is positive then Magna expected to submit outline planning permission within one month and that development will start mid to late 2006.

**246 Questions from Parish Councillors**

Outlined below are the salient points and the response where appropriate from Magna.

1. The spaces at the front of Peas Hill are for emergency services not for parking.
2. Section 106 encourages local ownership what is local? Magna stated that priority would be given to those on the waiting list considering Shipton people first and then going progressively further out. Shipton people interested were encouraged to get themselves on the list.

3. Schooling provision. Magna have not given any consideration to the acute shortage of local school places.
4. The Parish Plan will give a good indication of the number of local affordable housing required. Magna asked for this information when available.
5. There was the strong view that this development should be for local people. There was no real assurance that this would happen.
6. Magna assured the meeting that when full planning permission was sought they would not increase the number of homes beyond that agreed at the outline stage.
7. In view of the likely increase of children in the village Magna were asked if they would consider putting money towards new equipment at the playing field. Magna responded that if there were sufficient finance available from this development they would consider it.

RH thanked Magna and formally closed the meeting.

### **Open Forum (with Magna present)**

Parishioners joined in an open discussion with Magna. The salient points are listed below:-

1. The Peas Hill residents had not been informed that 8-9 of the properties would be sold.
2. Great concern that this development will do nothing for the local residents. The feeling was that Shipton people should be offered first.
3. Those houses for sale will be beyond the means of any local young family.
4. The site is overdeveloped and the properties small.
5. The development will be a dominant feature of Shipton and will overlook Peas Hill and Rockway.
6. Wessex Water will need to address the water pressure problems already existing at Peas Hill.
7. The ability for the sewage system to cope with the proposed development was raised.
8. Road safety was raised throughout the meeting. This development makes the situation worse and it considered that it only a matter of time before a serious accident occurs.
9. County Councillor Ron Coatsworth (also a member of the Magna board) outlined that if any government money is given to a development then an open letting policy is mandatory. Hence local people are disadvantaged. Government money is scarce and hence the need to sell properties to fund the building houses for letting. Magna do not have the reserves like Raglan, for example, for building properties for letting without selling.

### **Open Forum (Magna not present)**

RH thought that the issues around the new development had been well covered.

The Parish Council will be writing to Magna very shortly detailing the concerns of the parishioners.

A discussion followed and one new point was raised. It was felt that blocking the vehicular access (but retaining a footpath) between Quarry Close and the rear of Peas Hill would be an advantage.

RH believed that it was timely and productive to make the comments now to Magna rather than when outline planning permission is sought. Parishioners were encouraged to write expressing their concerns.

RH stated that the next PC meeting is on 9<sup>th</sup> March when Philip Fry will outline his proposals for Heathfield.