

BARKING PARISH COUNCIL

MINUTES of the Meeting held at Barking Village Hall at 3pm
on Thursday 28th February 2013

PRESENT:

Cllr S Butler – Chair
Cllr M Bailey
Cllr A Smith (arrived at 7.35pm)
Cllr A Ross

IN ATTENDANCE:

Mrs R J Cochrane *Clerk*
6 members of the public:
John Berry, Steve Reeve, Martin Steele, Michaela Fox, Pamela Hardiman, Jenny Reeve

APOLOGIES:

Cllr P Hollocks – prior commitment
Cllr A Smith – family commitment

BPC023/13 APOLOGIES

Apologies were received from Cllr Pearl Hollocks & Cllr Alex Smith.

BPC024/13 PUBIC FORUM

6 members of the public were present and were invited to speak. Mr Martin Steele, who lives at Darmsden Hall Cottage, suggested there was no evidence of there having been a building on the proposed site - going back to 1842. It was suggested that staff and visitor's vehicles have parked on the site for many years and there is now a large horse box parked here - if the proposed building is erected, where will all these vehicles park? The point was also made that the wall of the building will narrow the road by a large extent, which could cause an increased risk of flood water running towards his and other properties. There is one drain which would take flood water, but any excess will run down the road. The wall will potentially restrict water flow and channel it towards Darmsden Hall Cottage. The only access to the village and to the church is via the single track road which now has speed bumps. It was suggested that the proposed building will make the road narrower and restrict the right of way which all residents have. He said he felt a 2 storey building will block his view of the road from his front door, and the view upon entering the village of Darmsden will be obscured. It was also felt that the restricted view would be dangerous for pedestrians using the footpath, as drivers would not be able to see them. There was mention of a previous decision by MSDC to refuse a 2 storey new build in Darmsden which had set a precedent.

Clerk

BPC025/13 - DECLARATION OF INTERESTS

No interests were declared.

BPC026/13 APPLICATIONS FOR DISPENSATION

No applications for dispensations had been received.

BPC027/13 PLANNING APPLICATIONS

i. 224/13 - Darmsden Hall, Darmsden

It was reported that several letters had been received from members of the public. These had been made available to the Council prior to the meeting, and were also read out by the

Chairman. It was pointed out that some of the points made would not be planning considerations, but some were. During discussion, several points were made which were taken into account when reaching a decision: The area proposed for the 2 storey building has been used for many years as a car park and as a passing place, and therefore taken as an acceptance of its use. There is and has been a right of access over the road for some considerable time, but this is a private rights matter. Flooding – water run off does not appear to be adequately catered for. It was proposed that the Village Design Statement for Barking & Darmsden be taken into consideration by MSDC Planning, with regard to the Built Environment paragraphs 21, 22 & 26 in particular.

Decision: It was resolved to OBJECT to this application for the following reasons:

- Referring to the Barking-Cum-Darmsden Village Design Statement to which the Planning Authority has adopted as Supplementary Planning Guidance to the Local Development Framework, the Parish Council feels that this Planning Authority should have regard to The Built Environment section in particular paragraphs 21, 22 & 26.
- Size of proposed detached building: It is felt that the size of the proposed 2-storey detached outbuilding will be totally out of character with the other buildings in Darmsden, and too big in relationship to the neighbouring properties. The need for such a large building has not, in the opinion of Barking Parish Council, been proven. The excessive size appears to be over and above the required need.
- Flood risk: The road is very steep and all flood water runs down the road towards housing. There is inadequate drainage to cope with excessive rain water that would be channelled down a much narrower road/track if the proposed plans are approved. Also, run-off water does not appear to be adequately catered for within the plans.
- Car parking provision: The land to be used for the proposed detached outbuilding is currently used as car parking facility for staff and visitors to Darmsden Hall. What alternative car parking provision will be made? There appears to be no provision within the plans. This area is described by the applicant as being under-utilised, but there are many reports from Darmsden residents that this area is in constant use as a staff/visitor car park. Where will these staff member and visitors park?
- Consideration of the views of several members of the Public were taken into account when reaching this decision.

Clerk to respond to MSDC Planning within the deadline.

Clerk

ii. **225/13 Darmsden Hall, Darmsden**

Decision – It was resolved to SUPPORT to this application as there appear to be no reasons why it should not be acceptable based on the plans submitted. The Parish Council urges this Planning Authority to have regard to the Barking -cum-Darmsden Village Design Statement which the Planning Authority has adopted as Supplementary Planning Guidance to the Local Development Framework.

Clerk to respond to MSDC Planning within the deadline.

Clerk

iii. **0346/13 – 7 Fox Meadow, Barking Tye.**

Decision – Support. Clerk to respond to MSDC Planning within the deadline.

Clerk

iv. **0770/13 – Land adjacent to Coppins, Barking Tye.**

Decision – Support. Clerk to respond to MSDC Planning within the deadline.

Clerk

BPC028/13 MATTERS TO BE BROUGHT TO THE ATTENTION OF THE COUNCIL

i. ACCIDENT SITE AT BARKING HALL NURSING HOME

It was reported that Philip Wright from SCC Highways was seen at the site and reported that some works had been authorised following the Parish Councils site meeting before

Christmas – additional chevrons and resurfacing works. The Clerk reported that no further contact has been received from Mr Wright since the meeting, but Cllr Truelove has indicated that she has agreed to fund these works.

Meeting closed at 3.50pm

Chairman Date