10/25-26

# DYMOCK PARISH COUNCIL

Minutes of the Parish Council Extra-Ordinary Meeting held on

**Tuesday, 8th April at 7.30pm in Dymock Parish Hall**

**Present:** Cllrs T Eagle (In the Chair); N Fairburn; I Bruce; G Kilmurray; J George; T Blandford; B Rose

**In attendance:** Rachel Freestone – Clerk
Matt Tompkins – Tompkins Thomas Planning
Stuart Lever - Powells/Land Promoter

**Public:** approx. 60

1. **To receive and accept apologies for absence.**
   There were none.

2. **To receive any declarations of interest or written applications for dispensation from Councillors on agenda items.**
   There were none.

   The Chair passed the meeting to Cllr Fairburn who introduced Matt from Tompkins Thomas Planning and Stuart from Powells Land Promoter, both attending on behalf of the applicant to answer any questions. Cllr Fairburn explained that they would both present and then the floor would be opened to public questions. He added that the application is also on the agenda of the Parish Council Annual Meeting to be held Tuesday 13th May and the parish council will consider their response at this time. The parish council have received an extension to Friday 30th May to allow for a detailed response to be submitted to the FoDDC Planning Department. The deadline date for public comments remains the same, Wednesday 14th May. Cllr Fairburn clarified that the NDP can not stop any potential developments but can influence and guide outcomes. Many parishioners will have completed the Housing and Community Survey and this highlighted an appetite for small scale, affordable housing in the area. This is specified in the NDP.

3. **To consider the Outline Planning Application P0453/25/OUT and agree actions. Response due to FoDDC by 14th May 2025 (extension agreed to May 30th for PC response only)**
   Outline Application for the erection of up to 24 no. dwellings and associated works including the creation of a new access, open space, landscaping, and drainage infrastructure.

   Matt Tompkins and Stuart Lever presented the proposed development plan for all to see.
   Matt introduced himself as the planning consultant for the applicant. He explained that this application is the Principle Phase. The layout shown included the drainage basin, areas where the 24 houses may be situated, vehicle and pedestrian access, areas to be landscaped and the protected corridor of the Canal line. The current proposal is for 12 Market Value houses and 12 Affordable of which 9 would be Social Housing and 3 Part Ownership. The Affordable Housing 2023 report identifies a housing need in Dymock.
   The Second Phase would be the design of the houses, landscaping etc.
   He explained that speed surveys have been carried out on the roads and drainage tests completed. The only point of vehicular access to the proposed development is from the Kempley Road with a separate pedestrian only access by Station Terrace. They have been informed of the structural integrity of the railway bridge concerns and he confirmed they are awaiting GCC Highways response to the application.
   Drainage – they will need to put in an Attenuation Basin (temporary store) for surface/stormwater runoff which releases, in a controlled manner, to the brook. Foul water will go to the mains.

11/25-26

There is a protected corridor for the Canal Trust which they are not able to develop on. Landscaping shown indicatively but envisage it looking like the design provided.
Stuart explained that there had been a viability assessment of the development costs and they have spoken with the affordable housing officer at FoDDC. Any queries of the 75% social rent and 25% shared ownership ratio should be directed to FoDDC Affordable Housing. If they get permission they will look for a Development Partner and the specifics of the design and the attenuation of the drainage will be addressed then. Mark Bennion introduced himself as a quarter owner of the land and that the aim is to create a development attractive to the village. They would tender to smaller developers and once in receipt of the plans would consult with the village. He is open to questions.
Cllr Kilmurray asked that when the Winding Pool development was permitted, a covenant was put in place to allow local people first access to the affordable housing. Could this be arranged? Responded that interested parties need to get on the register. He added that FoDDC have a huge shortfall in housing requirements.
Questions/points raised:

- All traffic has to come over the bridge. 35 tractors and trailers counted coming over the bridge one day already. How will the bridge and roads cope where the three roads already converge. There are no footpaths?
- The new road is 5.5 metres wide and current road is 4m with no footpaths, won't this cause problems? *A new footpath proposed alongside the road towards the bridge, will meet the current footpath.*
- There is an access point to the field. Will agricultural equipment use the new road to access the farming land? *Yes.* Will parking alongside the road become a worse problem? *There will be parking allowances in the design for the number of properties to limit parking on the road*.
- How many cars and vehicles allowed for? Traffic is already the biggest problem in Dymock so this will lead to additional traffic. Traffic flow has to be looked at. *There will be S126 payments and with parish input this could be used towards traffic calming if required.*
- Traffic for the school, going to be chaotic on narrow roads. No footpaths over the bridge which is already dangerous.
- The bridge is narrow, 2 cars passing is tight and with no footpath will become a dangerous area. *Cllr Kilmurray responded that any development on that side of the road would have to use the railway bridge. If a bigger housing developer buys the land then more houses will be crammed in. The condition of the bridge and concerns relating to the bridge are a Highways issue.*
- There is land by Western Way, could a footpath be put in to avoid the bridge? Children can not safely walk around the village. Pushchairs/bikes are all unsafe. *Mark Bennion replied that does not own the land around the bridge but would be able to support and financially aid footpaths to run one/either side of the bridge.*
- Is the project viable with 24 houses? If not viable, will they look at the size of the site? Station Terrace has 8 houses. Propose to build 3 times as many houses in what appears less space, it will be a dense development. *Affordable housing will be smaller with smaller gardens to remain affordable.* The NDP says houses should have gardens and 2 cars per households. The smaller homes in the proposal will have small gardens and 1 car space. *Mark Bennion informed that had been approached 6/7 times to develop the field, Powells are different in his opinion and the proposed development is a viable option including footpaths for all and green space. There may be space for recreation for the village.*
- What are the provisions for wildlife? This is important to parishioners with newts, bats and protected land. Yellow crested newts are present. A lot of developers fall short in this area and

it should be a priority. *A Bat Survey has been completed with the FoDDC ecologists yet to respond. Biodiversity net gain is a statutory requirement. What need to do to mitigate the biodiversity loss ie. planting. The ecologists will state what is needed.*

- What proportion of the field is in the development? *Just under 5 acres of the field, the field is 18 acres in total.*
- Cllr Fairburn ask if there are aspirations to build further into the field? *Mark Bennion responded that he doesn't but as only one of 4 shareholders did not comment further.*
- Is there capacity in the sewerage network for the extra use. *Severn Trent response will be a public document.*
- There is a culvert which runs underground and is running at maximum and is prone to flooding. *This is addressed by the attenuation pond.* Could they look at/consider an alternative route for the water?
- Assuming it goes ahead, how long will it take to build as development traffic will add to the problems? *Approx. 18 months of development.*
- Has provision been made for what we need in housing? Have lost Western Way for the older generation and there are not many properties for people to downside to. Flooding is an issue on all sides of the village.
- Cllr Fairburn added that the housing survey only comments on the need for affordable housing. We know we don't have sufficient housing, the land under discussion and that opposite the Beauchamp Arms are identified as land potentially viable for housing. Areas looked at by FoDDC as viable plots for housing. The access to the development is the focus for responses at this stage.
- Canal trust have permissive route through the playground, how does the development affect the route? *The Canal Trust will respond to the application on this and will be a public document.*
- Concern that this is the first phase of something bigger? *Not being considered at the current time. Mark Bennion may consider an application for a Community Centre in the field opposite the Beauchamp Arms.*
- Can the road be widened opposite the railway bridge to improve access?
- Has it been noted that the railway bridge is in need of repair? Any response? *Cllr Fairburn reminded that any comments should not be dependent on the condition of the railway bridge. They must be on the planning application only.*
- There is a lack of resources in the village to support an increase in housing.

Cllr Fairburn commented that Highways also have the application at this time. Cllr Bruce added that there have been concerns of the bridge for some time. He has been reassured by GCC Highways that the bridge has been inspected and is serviceable.

The FoDDC Planning Portal will show the documents, who has what, who has responded and the public can view these responses.

Everyone can have their say on the FoDDC planning portal to make their comments. Public need to by Wednesday 14th May. There has not been much time for the public to think about it to respond. Nearby households don't get informed directly anymore.

Everyone is welcome to attend the parish council meeting next week. There will be 15 minutes for public participation to make comment

The consultants were thanked for their attendance at the meeting.

4. **Next Meeting:** Members NOTED the date for the next meeting as Tuesday 13th May, 7.30pm.

Signed……*Tony Eagle*……Date:…10.06.25.
Chair

**Meeting closed at: 20.46**