

# St Helens Parish Council

Extra-ordinary meeting, Wednesday 29<sup>th</sup> August 2018, 7.00 pm at St Helens Sports Pavilion

Paper B



Spit,

Present: Councillors: Chairman J Robertson, J Coleman, M Anderson, V Duckett C Hind, J K Tutton, and I Thomson

Clerk: R Priest

Public: One Hundred residents and IW Cllrs M Murwill and B Tyndall

## Minutes

Action

### 50/18/19 Apologies-

There were no Apologies.

### 51/18/19 Declarations of interests and requests for dispensation-

There were none.

### 52/18/19 Chairman's Announcement-

Cllr Robertson welcomed members and residents to the meeting, outlined the background to arranging the Extra-ordinary meeting within a tight timeframe, and thanked the Pavilion for enabling use at short notice. Cllr Robertson noted the meeting was about the proposed Guildford Park planning application and that the Parish Council were a consultee, the final decision was made by the IW Council Planning Committee, and residents could make their own comments on line or in writing, and the Chairman circulated IW Council guidance on making comments. The Chairman noted that the agent was present and welcome to contribute to the first part of the meeting, as were all present, but that once the session was concluded it was for the Parish Council to discuss and comment without further public participation.

### 53/18/19 Public participation-

Residents raised concerns regarding the ownership of Guildford Road and the rights of residents in the Road, the Agent outlined the legal advice received by the applicant, and the opportunity for stakeholders to provide evidence regarding the ownership of the Road; Residents also raised concerns regarding the volumes of traffic anticipated, the impact this would have on St Helens, and amenities, such as the Community Centre, within St Helens; questions were asked about the environmental impact, including Trees and Bats; and concerns raised about some of the accuracy of the documentation provided.

Participants discussed the range of housing proposed, the need for this type of accommodation within the Parish, and the affordability for local residents born in the Parish.

Cllr Murwill outlined the need for residents to comment before the closing date of 7<sup>th</sup> September 2018, and Cllr Tyndall explained his position as a Ward Councillor and that custom meant he could not vote at the Planning Meeting, but could express a view and would be doing so, following representations from residents.

The Chairman closed the first part of the meeting at 9.05pm and thanked residents for participation in a respectful and constructive meeting, and invited them to remain for the deliberations of the Parish Council.

**54/18/19** The Chairman invited comments from Parish Councillors, Cllr Tutton expressed serious concerns regarding the proposals and itemised the reasons why the development should not proceed, highlighting traffic and road safety concerns, the mix of units proposed. Cllr Coleman added the issues regarding access to the site during construction; Cllr Thomson endorsed the opinions expressed; and Cllr Duckett commented on possible other options for the site, as well as consideration of other comments made by public previously.

The Chairman summarised the comments made and asked the clerk to prepare the formal response of the Parish Council as:

St Helens convened an Extra-ordinary meeting of the Parish Council, to hear the views of the local community, as well as ensure local Parish Councillors could comment, collectively, before the consultation closing date.

The unanimous view of the Parish Council, on the application as it stands, is to oppose permission being granted on the following grounds:

- Replies from other agencies: the comments from Island Roads, and restated at the meeting, was considerable concern regarding the impact on the Highway, Road Safety and Similar Considerations (eg Emergency Service Access/Egress); the Concerns about the ownership and potential upgrade to Guildford Road (drainage, Street lighting, etc); the significant uplift in traffic movements in the order of 25%; as well as the wider accessibility of the site.
- Concerns over drainage and water supply which is already impacted in this area;
- There considerable representations from others highlighting concerns on noise and disturbance, adequate parking (both on the proposed site and in the nearby community subsequent to any development); and
- This development could set a precedent for the development of similar parcels of 'green space' in the local community.

In addition, there is concern about conservation and ecological implications of the proposal, apparent loss of Trees and legal standing of the Orchard, the voracity of some of the content of the supporting documentation (nb other submissions by residents detail these concerns), and the absence of consideration of earlier comments from the community regarding alternative opportunities for the site and access to/from the site.

The Council are also mindful of the potential revision of the proposal, and would welcome the opportunity to comment further on any revision, as well as help contribute to developing public proposals for using the same land.

#### **55/18/19 Date of next meeting-**

The chairman noted other planning applications on the IW Council website, and that the date of the next meeting was scheduled for Monday 10<sup>th</sup> September 2018,

Meeting closed at 9.30pm

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Signed ..... (Chairman) 10<sup>th</sup> September 2018