

**BERRICK SALOME PARISH COUNCIL EGM
Minutes**

The meeting of the Berrick Salome Parish Council was held in the Berrick and Roke Village Hall on 31st October 2024.

Present:

Andy Batt [AB] (Chair)
Craig Tribe [CT] (Responsible Financial Officer)
Jane Ellingworth [JE] (Councillor)
Jim Whitworth [JW] (Councillor)
Julian Fox [JF] (Parish Clerk)

In Attendance:

David Turner (SODC Councillor)

1. Apologies for absence

Cllr David Bridgland

2. Declarations of interest regarding items on the agenda

Cllr Jane Ellingworth declared an interest due to the proximity of her own dwelling to site and sat in the audience until the PC discussion, at which time she left the room.

3. Planning Application

[P24/S3131/FUL](#)

Land Adjacent to The Orchard, Braze Lane, Benson

Erection of 40 no. age-restricted dwellings (Use Class C3) including 40% affordable housing and communal facilities, together with a new access off Braze Lane and pedestrian footway, including parking, landscaping and all enabling and ancillary works.

a) Summary of Application

CT summarised the main details of the application for the benefit of attendees and included items such as the age range restriction, the land and its abutting of the Berrick Salome Parish boundary and the intended access point off Braze Lane.

b) Survey Results

JF advised that a survey of residents had been conducted and provided the results. Though some responses had been received by multiple occupants of dwellings it had been decided that the survey should focus on number of dwelling responses, as this was deemed fairer to the applicant.

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|----------------------------|------|
| Strong Objections | = 34 |
| Objections | = 3 |
| Neither Object nor Support | = 1 |
| Support | = 0 |
| Strongly Support | = 1 |

The main reasons (not exhaustive) quoted as objections were as follows:

| | |
|-------------------------|------|
| Buffer between parishes | = 31 |
| Amenities | = 19 |
| Drainage | = 12 |
| Nature | = 10 |
| Neighbourhood Plans | = 8 |

The above results were split across the parish as follows;

Rokemarsh = 9, Roke = 14, Berrick Salome = 10 and Berrick Prior = 6

c) Public Participation

DT was asked by the Chair if he would like to comment.

DT advised that he was aware that the Planning Officer was in the process of collating feedback and that in his opinion the main difference between this application and others previously refused on the same site was the age restriction as dwellings for the over 55's. If SODC approve then DT's intention is to call it in to the Planning Committee.

Parishioners were then asked if they wanted to comment on the application.

There were 10 parishioners who contributed concerns and raised questions around some details of the application. The points covered were;

- Coalescence issues.
- Ignores both Benson and Berrick Salome Neighbourhood Plans.
- Traffic dangers on Braze Lane and junction with B4009.
- Rokemarsh pumping station inability to cope with existing dwellings.
- Footpath location and width.
- Width of lane with the addition of a footpath.
- Damage to natural habitat through provision of footpath and entrance to the site.
- Amenities in Benson, particularly medical facilities and parking.
- Dangers involved in older people accessing facilities which would be on the opposite side of the new relief road.
- Site location in respect of access to public transport for a development specialising in providing for the over 55's.

Beechcroft Developments representatives spoke on the following aspects;

- In response to a question on traffic flow they advised that any details should be in the transport statement put together by a transport consultant. They confirmed that the application was based on an expected figure of 1.25 cars per household.
- The width of the footpath was the same as a previous application that had been deemed acceptable.
- There would be a minibus service for residents to access amenities. They were advised by all parish councillors that there was no mention of such a service in any part of the application.

CT advised that Mill Stream Surgery had indicated that they could cope with the additional numbers from this development. It was noted that at the David Wilson Homes and BEN2 developments were not completed or occupied and that the Surgery's answer may not have taken this into account.

d) PC Discussion

CT had distributed to all councillors prior to the meeting a detailed report on his analysis and for the benefit of the meeting summarised the key points, quoting various planning policies and relevant aspects of both the Benson and Berrick Salome Neighbourhood Plans that he believed the application was in conflict with.

He noted that the application was quoted as being 40% affordable housing but stated 8 dwellings as affordable when the number should be 16 to be 40% of the total.

Other councillors were then given the opportunity to add any additional thoughts.

JW questioned the need assessment for age related developments for over 55's stating that research he had undergone demonstrated that only 3-4% of people aged

over 65 in Oxfordshire chose to live in an age related development and therefore there was questionable market demand.

JW also advised the council that he had written to Thames Water, in his capacity as Chair for Berrick Salome Parish Drainage Group, asking them to retract the pre-planning letter that was part of the application due to the ongoing issues with Rokemarsh pumping station.

AB reiterated concerns around the entrance onto Braze Lane and questioned the need with the site being close to the B4009 and felt that access would be better connecting to the new roundabout at the entrance to DWH development.

The councillors, following a proposal from CT, resolved that there should be a strong objection to this application from the Parish Council.

Action CT to submit to SODC

4. **To consider any other matters the Chair deems urgent – for information only.**
5. **Date of next meeting**
Parish Council Meeting Thursday 14th November 2024

Signed:

Date: 14/11/24