

**Minutes of the Extra-ordinary meeting of
HAWKVELL PARISH COUNCIL
held on
Tuesday, 6th October 2009 in the Sports Hall,
Belchamps Scout Centre, Holyoak Lane, Hawkwell
at 7.30pm**

Councillors Present: Chairman V Leach, Vice Chairman J Dickson, Mrs J Fern, Mrs A Heath, K Holmes, A James, D Weir and Mrs M Weir.

1. **To receive apologies for non attendance at meeting:**

Mrs T Bateman, (holiday), Mrs M Dorrell (another meeting), Mrs H Glynn (conflict of interest as District Council representative), R Mitchell (another meeting) and R Patient (unwell)

2. **Declarations of Interest:**

There were no declarations of interest.

3. **To consider the Planning Application for Hawkwell Christmas Tree Farm.
Application no 09/00529/OUT:**

Cllr Leach welcomed parishioners to the meeting. He advised the closing date to respond to the Planning Application was 8th October 2009. Cllr Leach advised that notes of parishioner's comments would be taken and Council would happily pass them on in HPC's response to RDC. He announced to formally suspend Standing Orders and hand over to Cllr Mrs Weir as Chair of Planning to go through the application.

Cllr Mrs Weir referred to the Planning Application Booklet and gave a breakdown of the 330 proposed units. She drew attention to the proposed convenience store, Drs Surgery, play space, allotment space which she felt to be inadequate, 2 accesses from Rectory Road and access from Thorpe Road. Cllr Mrs Weir invited parishioners to make their comments.

RESIDENT'S CONCERNS

No Environmental benefits

- Object to housing 'estate' proposal in small rural area.
- RDC Core Strategy states any housing development should bring environmental benefits - cannot see that.

Greenbelt ratio – Brownfield

- Government policy re greenbelt?

Education

- Extra school places?
- How will it affect schools in the area?
- What about Secondary schools?
- Identified lack of early year's places - need to contribute to pre-school places.

Character in keeping

- Development should be in character with the surrounding area, including a wide range.
- 2½ – 3 stories overbearing - don't want tower blocks!
- Buildings of height in that locality out of character.

Density

- According to Register, 1562 homes Hawkwell Village.
- Developer anticipates only 30 children to the additional area!
- 23% increase in population.
- David Wilson Homes 14 houses to be built on one bungalow site!
- Density – 2/3 times overpopulated.
- Over development.
- Retain Village.
- Almost 2 developments within the application.
- Parkside 30 per hectare, Village low 40's, Spencer's area density of 25, greenbelt Thorpe Road density almost 19.
- Sports Centre Meeting informed 'tied down by Government legislation - unable to develop any less than 30 houses per hectare?'

Infrastructure first

- Build roads and schools first before any development.
- Are developers bound to take into account whether infrastructure is sufficient?
- Can infrastructure be an adequate reason to object?
- Does the developer allow for Cycle Ways?
- 2 developments doubling density linking up with Sustrans cycle paths - response from Council lack of money/staff to see project through!
- Roads most important factor affecting houses.
- Councils should consider better survey of roads, how deep have they researched the subject?

Buses inadequate

- Hourly bus route useless.
- No evening service.

Weight of Traffic

- B1013 busiest B road in the County.
- Nursery Corner - bottleneck.
- Additional heavy traffic.
- A13 from Rayleigh splits at Spa Pub via Ashingdon, via Hall Road, one link between 2 roads - not one house should be built along Rectory Road!
- Only routes out A13/A127/A12 congested already.
- 300 houses mean 500 cars - 2000 extra movements per day on Rectory Road assuming people use their driveway twice/day.
- Rectory Road cannot cope with extra traffic.
- School run - knock on affect in respect of children going to school will mean a vast increase in traffic.
- B1013 already busiest road, dangerous exit route, Spencer's area high in density - not practical.

- Traffic lights under bridge slow - set to allow for bridleway, would they be altered?

Heavy vehicles

- Corner shop would bring Lorries/vans.
- Width of Thorpe Road inadequate.

Application premature to Core Strategy

- Building at Rayleigh – too close!
- Essex should say no.
- Essex cannot sustain more development - it is full.
- If everyone in Essex said No - it would add weight to the argument.
- East of England Assembly needs to be advised at much higher level.
- Properties not earmarked on map.
- Make contact with local press and radio?

Programme

- Approximate programme in relation to planning application?
- Last date to respond to planning application - 8/10/09 - (Last date to respond to Core Strategy 2/11/09).
- 19/11/09 to be heard at Planning/Development Control at 7.30pm - Civic Suite, Rayleigh (Coombes Farm will also be discussed).

Cllr Leach restored Standing Orders. He thanked Parishioners for their comments and advised a list of resident's concerns would be posted on the Hawkwell Parish Council's website. He further advised the Planning Application could be viewed together with consultation documents and responses so far at Rochford District Council's website and re-iterated that the application would be heard on the 19/11/09 at 7.30pm at the Civic Suite in Rayleigh. Cllr Leach invited Members to speak if they wished.

Cllr Weir urged parishioners to "Listen to what has been said. The decision will be made by 30/40 Councillors. If they say yes, it will go ahead, if they say no, the developers will appeal. You need to convince these 30/40 Councillors, you, the people are going to have to convince them. Find out who your Councillors are and get in touch with them straight away. See your ECC representative and find out how to tackle Highways. Half of these Councillors that will vote for this application live elsewhere. The developer can appeal – you can't!"

Cllr Dickson read aloud some information from the planning application relating to transport.

Cllr James raised concern that there was no evening bus service and highlighted that Council had tried very hard to get the evening number 8 bus service reinstated.

Cllr Mrs Weir re-emphasised 175 houses were promised for Hawkwell, therefore 330 was premature. She also raised concerns about the felling of trees to erect a bridge across the brook and 2 new accesses off Rectory Road.

Cllr Mrs Heath stated she agreed with Cllr Weir's comments and urged that all parishioners over the age of 18 years per household write a letter to Sean Scrutton or

Mike Stranks at the Planning Office at RDC and gave the address or alternatively hand deliver the letters to the RDC main reception due to the tight deadline.

Cllr Leach proposed that Hawkwell Parish Council oppose the Planning Application on the basis that “firstly, it is premature, there are no social environmental benefits, it misuses Brownfield, in terms of density there would be at least a 23% increase in population of the Parish, 2 times more, it is an over development, the proposal to put 2½ – 3 storey buildings is overbearing and the weight of traffic currently using Main Road and Rectory Road”. Cllr Mrs Heath seconded the proposal. Cllr Leach advised that this would go forward as an objection. He thanked the public for coming.

The meeting closed at 8.50pm.

Chairman