

## HEADLEY PARISH COUNCIL

Minutes of an **Extraordinary Meeting** held on Monday 9<sup>th</sup> March 2020

### PRESENT

Cllr David Preedy – Chairman  
 Cllrs Laverty, Pickard, Steventon, Furr & Coe  
 Tracy Hamer - Clerk  
 11 members of the public

1. **APOLOGIES** Cllr Williams and County Councillor Hazel Watson

2. **OPEN PUBLIC FORUM**

Cllr Preedy read out a letter received from Angle in response to the Drop-In Event held on the 26<sup>th</sup> February 2020 – see Appendix 1.

Cllr Preedy clarified the differences in methodologies used to calculate massing and density.

Cllr Preedy circulated the Parish Council's proposed submissions in draft format for the Headley Court Outline Planning Application and MVDC draft local plan. Members of the Parish Council are in agreement, in principle, that some development at HC is required. However, there is concern about ambiguity regarding exactly what would be agreed if the Outline Planning application should be approved. The lack of an agreed Masterplan for the overall site also makes it difficult to separate aspects of this application from other proposed development on the Headley Court Estate.

A member of the public asked if the Parish Council were requesting that any future Affordable Housing (AH) should only be in the Village Centre, rather than at Headley Court. Cllr Preedy explained that it would be better to locate AH in the Village Centre due to lack of sustainability at Headley Court – no footpath access to the Village for the shop or pub, therefore every household will most likely require 2 cars. It was noted that the majority view of those attending the drop-in session had been that the Village Centre is the preferable location for AH. The PC submission will suggest that any AH contribution should benefit the Church Lane AH proposition as it is closer to existing families and village amenities.

A member of the public commented on the Headley Hoppa proposition from Headley and noted it was doubtful that following the initial 2-year period the service would be likely to continue. The PC are aware that similar schemes elsewhere have not been sustainable.

It was noted by a member of the public that extensive tree clearance is underway in Dale View. Cllr Preedy confirmed that the PC is aware and the activity has been reported to the Tree Officer at MVDC.

A member of the public asked how robust Green Belt Policy is in relation to the application. Cllr Preedy explained that Green Belt Policy applies but that the Headley Court site had been identified as a Major Development Site in Green Belt and on that basis some development would be permissible. However, the openness of the Green Belt must be protected and the PC believes that the proposed scheme at Headley Court does not achieve this.

3. **DECLARATIONS OF INTEREST** Nil

3. **MINUTES** of the meeting dated 27<sup>th</sup> January 2020 were read and approved.  
 Proposed by Cllr Laverty and seconded by Cllr Furr.

4. **MATTERS ARISING**

HEADLEY COURT OUTLINE PLANNING APPLICATION: Following lengthy discussion of the draft document, Cllr Preedy will re-draft and distribute for final comments.

MVDC DRAFT LOCAL PLAN: The submission was reviewed and unanimously approved. Cllr Preedy to submit to MVDC.

COVID-19: Cllr Preedy will seek advice from MVDC to understand any Emergency Plan that will be implemented locally, so that the Parish Council can ensure any vulnerable residents in the Parish are supported as required.

## 5. FINANCE

PAYMENTS: The following payments have been made since the last meeting:

Date	Payee	Chq no	Amount
20/02/20	Staff Salaries February 2020	DD	379.43

Approval was requested for the following payments:

Date	Payee	Chq no	Amount
09/03/20	Headley Village Hall – February 26 <sup>th</sup> & March 9 <sup>th</sup> Meeting	766	74.00
09/03/20	Headley Village Shop – Meeting Refreshments	767	12.50
09/03/20	RBLI Newsletter Printing	768	138.00
09/03/20	Headley Village Hall – February 6 <sup>th</sup> Meeting	769	37.00

Approval for the above expenditure was agreed – proposed by Cllr Furr and seconded by Cllr Lavery.

## 7. QUESTIONS FROM PARISH COUNCILLORS:

CHURCH LANE NURSERY: Cllr Preedy explained that the planning application is imminent and the PC will treat it as a Major Planning Application. In view of his extensive involvement with the site, it would be inappropriate for Cllr Preedy to chair the MVDC Development Management Committee when this application is considered, so he will be free to advise the PC on this application. The PC submission will be discussed and approved at the next meeting on 30.03.2020.

CASUAL VACANCY: Cllr Preedy noted there will be a Casual Vacancy on the Parish Council due to Cllr Williams decision to step down from Headley Parish Council. The position will be advertised in due course. Cllr Preedy formally thanked Cllr Williams for her contribution to the PC over many years, especially her involvement with the Headley Playground Committee and the benefits it has brought to the community.

The meeting closed at 9.40pm.

The next meeting will be held on Monday 30<sup>th</sup> March at 7.30pm in The Village Hall.

Signed: ..... Chairman

Dated:.....

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Tracy Hamer  
 Headley Court Parish Council  
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5<sup>th</sup> March 2020

Dear Members of Headley Parish Council,

**Headley Court Proposals**

As you know I attended your drop-in event at the Village Hall on the 28<sup>th</sup> February in respect of our Headley Court West Site planning application. I wanted to specifically pick-up on one aspect of the Information Boards in respect of density so I can understand exactly the Parish Council's interpretation and calculation of density and how this was presented to the public.

Please can you respond to me on the following questions:

1. The Information Boards state the proposed density is at 23 dwellings per ha (dpha) or 8.5 dwellings per acre (dpa) – this is mathematically incorrect and it is not possible for both to be correct, either:
  - a) 100 units at 23 units per ha the site area as calculated by you is 4.35 ha or 10.75 acres. This would be 9.3 per acre; or
  - b) 100 units at 8.5 units per acre the site area as calculated by you is 11.76 acres or 4.75 ha. This would be 21 per ha;

Please can you provide a plan and calculations confirming your interpretation of the application scheme proposed density?

2. Please can you explain why it was not made specifically clear as part of the Information Boards this is the Parish Council's own interpretation of the density of our scheme (all be it calculated incorrectly as set out in 1 above), for example with a plan?
3. The actual correct site area is set out clearly in the application documents and is 5.8 ha or 16.7 acres excluding the public highway land included in the application red line. The actual density therefore is 15 dpha or 6 dpa. Please can you explain why the Parish Council do not acknowledge the actual density across the whole site including landscaping and the new public open space?
4. Please provide a plan and details of the calculation of the density provided on the Information Boards of the Cunliffe Close existing houses?
5. Please can you explain how the Parish Council assessed the density of Sycamore Gardens in Nascot?



6. Sycamore Gardens appears to be a scheme of 2 and 3 Bedroom houses and a high percentage of flats in 3 storey flat blocks. Please can you explain why Sycamore Gardens is considered an appropriate comparable to our Headley Court application with regards density?

I look forward to your response on the above clarifications, alternatively as offered in my letter of the 23 December 2019 and my email of the 29<sup>th</sup> January 2020 I would be very happy to meet to discuss Headley Court with the Parish Council.

I look forward to hearing from you.

Your sincerely

Anthony F Williamson BSc (Hons) MRICS  
 Director

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