

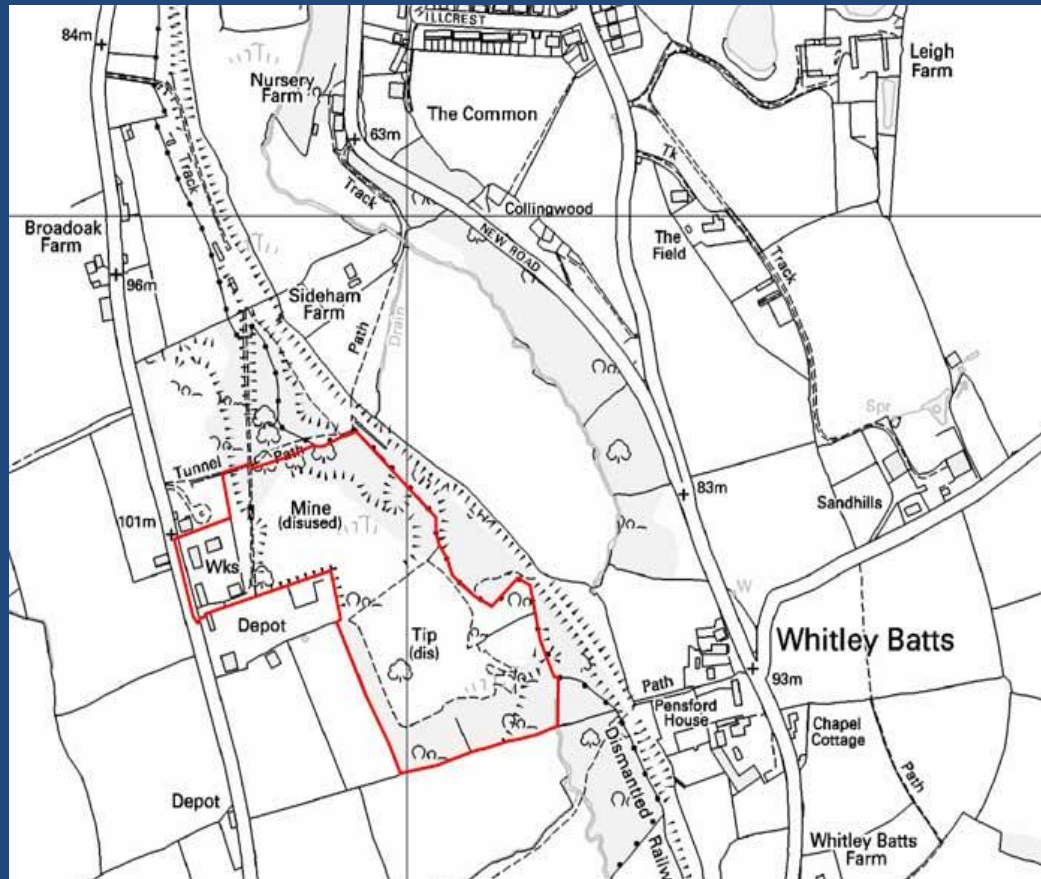
Planning application for Old Colliery Site, Stanton Wick

Stanton Drew Parish Council
Public Meeting

What's the aim of this meeting?

- To inform you about the Planning application
- To give you the facts
- To take feedback prior to the Parish Council meeting on 8 March, here, 7.30pm.
- Give you contact information

Where is the Old Colliery?



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What is the planning application for?

- Change of use of land from B2 to 12 pitches for Gypsy & Traveller use with associated works—12 dayrooms, and hard standing.

Why does BaNES need Gypsy & Traveller sites?

- BaNES has a duty to provide authorised pitches
[Housing Act 2004, Local Development Framework Draft Core Strategy Policy CP11,2011]
- In 2007 BaNES identified that 22 permanent & 20 transit pitches were needed
[Gypsy & Traveller Assessment, GTAA 2007]
- The time period for this need is 2006 – 2016.
- Providing authorised pitches increases the life chances & expectancy of the minority communities.

In the past 10 yrs. there have been 18 unauthorised sites at...

- Former Herman Miller site, Lower Bristol Road, Bath
- Lower Bristol Road, Bath
- Newbridge P&R, Bath
- Odd Down P&R, Bath
- Odd Down Playing Fields, Bath
- Twerton, A4, Bath
- Queen Charlton, Keynsham
- Charmy Down, Bath
- K2, Keynsham [at least twice]

- Hampton Row, Bath [at least twice]
- Entry Hill, Bath
- Play area, Whitchurch
- Freshford Mill, Bath
- Clandown, Radstock
- Rush Hill, Bath
- Swan Lane, Combe Hay, Bath

What is a pitch?

- *‘an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan...drying space for clothes, a lockable shed...parking space for 2 vehicles and a small garden’*
[Designing Gypsy and Traveller Sites]
- *1.7 caravans per pitch average.*
- *GTAA recommends using average 3 caravans per pitch* [Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document [DPD] 2012].

Size of pitch?

- Between 200m² and 500m²
- Approximately 20 pitches per 1ha site
 - A hectare is 2.4 acres.
- The Old Colliery building site is 2.5ha plus 10.12ha sited on the old mine workings.

What criteria were used to assess the site?

- 1. Local community services & facilities, including shops, schools & health facilities, should be accessible by foot, cycle & public transport within 1500m.*
- 2. Satisfactory means of access can be provided and the existing highway network is adequate to service the site.*
- 3. The site is large enough to allow for adequate space for on-site facilities and amenity, parking and manoeuvring, as well as any commercial activity.*

4. The site does not harm the character & appearance of the surrounding area.

5. Adequate services including utilities, foul & surface & waste disposal can be provided as well as any necessary pollution control measures.

6. Use of the site must have no harmful impact on the amenities of neighbouring occupiers

7. The site should avoid areas at high risk of flooding & have no adverse impact on protected habitats and species, nationally recognised designations and natural resources.

Policy CP11 Draft Core Strategy

In addition ...

- Planning Policy for Gypsy and Traveller sites, March 2012

‘ When assessing suitability of sites in rural or semi-rural settings, local planning authorities should ensure that the scale of such sites does not dominate the nearest settled community’

Except in very special circumstances...

' Traveller sites [temporary or permanent] in the Green Belt are inappropriate development.'

'...to meet a specific, identified need for a travellers site, it [BaNES] should do so only through the plan-making process & not in response to a planning application'

Planning Policy for traveller sites. Dept. for Communities and Local Government, March 2012.

Authorities are instructed to attach weight to the following matters...

- *'Effective use of previously developed [brownfield], untidy or derelict land*
- *Sites being well planned or soft landscaped...to positively enhance the environment*
- *Promoting opportunities for healthy lifestyles*
- *Not enclosing a site with hard landscaping, high walls, fences so that occupants are isolated from rest of the community.'*

So is the site in the 'Green Belt'?

- The BaNES Local Plan 2007 Map Central is very clear – the Old Colliery site is Green Belt [policies GB1 and GB2].
- It's national designation is Green Belt
- Parish is 'Washed over Green Belt'
- The site description is 'brownfield'
- The site is a Site Of Nature Conservation.



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What has happened to the SNCI in the past few years?

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2009



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Past planning on this site

- Permission has been granted for change of use from a B2 site to convert the sheds to 1 residential dwelling, ancillary residential floorspace & garaging for 5 vehicles.[C3]
- Various stipulations on finishes 'in the interests of appearance of the development & surrounding area.'
- Also stipulations for archaeological, bat and contamination reports.

Contamination report

- Sanctus carried out a contamination survey for Mr Smart over the winter 2009/10 on the buildings area.
- Reported that arsenic concentrations exceeded MRLs recommending that;
- *'certain areas are unsuitable for use in garden & landscape areas of the new development',*
- Sanctus recommended; *'600mm of made ground be removed from above areas & replaced'. 'Gas protection measures would be required to prevent build up of gas within confined spaces'.*
- Asbestos roofs were also noted.

An updated Sanctus Contamination Liability Summary has been forwarded to Planning Registration but this seems to relate to The Winding House site and not to the Old colliery site.

NB the applicant no longer lives at the Winding House.

No contamination report has been included in the planning documentation for the proposed residential area of 10.15ha on the planning application – lead & arsenic are associated with mining activities.

Ground stability reports

These have been carried out for the works site.

The planning application documents do not include the abandoned mining area where the residential pitches are proposed to be sited.

Other planning reports concerning the Old Colliery Buildings

- BaNES Economic Development Dept., 17th June 2005 *'This site is not in a sustainable location for a significant employment use and it is particularly unsuitable for HGV traffic.'*
- Water supply
- Unstable mine shafts

Traffic Movement Reports

- The traffic movement reports are based on projected industrial activity as if there were current HGV movements.
- Dabro concrete works ceased activity in April 2003
- There has been no HGV activity relating to concrete work activity since then.

Neighbouring issues – Filers Coaches

- *‘The proposed expansionwould be inappropriate use of the Green Belt’*
- *‘...increase in the number of vehicles parked at the site would detract from the openness & rural character of this area...’*

- *'likely to increase vehicle movements, including those of large vehicles, on the local road system, which are unsuitable to accept additional traffic by reason of its inadequate width, alignment and junctions...result in congestion & inconvenience to other road users.'*
- *Location remote from services & public transport facilities to enable staff to access the site...likely to increase the vehicle journeys to and from the site...'*
- *Benefits of proposal...not clearly outweigh the harm by reason of appropriateness.*

On what grounds did BANES remove this site from the G & T DPD last September?

(4) To AGREE that in light of the additional evidence arising from the on-going assessment of sites as summarised in paragraphs 5.14 to 5.26 to the report, and based on an evaluation of these sites against the selection criteria in Appendix 3, the following sites should no longer be pursued as potential sites for allocation as Gypsy or Traveller pitches in the site allocations Development Plan Document:

Site GT2: Old Colliery Buildings, Stanton Wick;

Site GT4: Former Radstock Infants' School Canteen;

Site GT14: Land near Ellsbridge House, Keynsham.

- Highways
- Contamination /
remediation
- Ecology
- Heritage

B&NES 2007 Local Plan Policies -

Amenity of Neighbours - D.2.f.,

Visual Impact of the re-use of rural buildings - ET.9.6

Green Belt impact of the re-use of rural buildings - ET.9.7)

Public Rights of Way - SR.9. (if applicable)

Supply of water - ES.4.

Foul drainage - ES.5.

Unstable ground - ES.14.

Archaeological remains - BH.12.

External lighting - BH.22.

Non-mineral development in minerals consultation areas - M.2.

Rural traffic management - T.15.

Off-street parking - T.20.

On-site parking - T.26.

NPPF paragraphs 14, 17, 52 and 79 to 82.

Planning Policy For Travellers Sites [March 2012], Policy GB1, Policy GB2, Policy T1, Policy B para11a, policy B11b, Policy B11e, Policy C, Policy H.

BANES Core strategy Policy CP11a,b,e,f

Gypsies & Other Travelling People Policy HG16, Landscape Policy NE1, Trees & Woodlands Policy NE4, Policy NE9, NE11. Transport requirement Policy T24, Contaminated Land Policy ES15.

What will the Parish Council do now?

- Consider the application on its merits as presented.
- Consult with the case officer where appropriate for clarification of B2 use.
- Visit authorised GTT sites in South Somerset
- Invite feedback from community.
- Keep you informed via Parish Council website www.stantondrewpc.co.uk & further public meetings.

Do you support or object to this proposal?

How do you make your views known?

- Contact the Clerk of Stanton Drew Parish Council or your local Parish Councillor
- Contact your Ward Councillor
- Contact your MP
- Contact BaNES Planning Dept,
– Case officer Sarah James

A QUESTIONNAIRE SHEET IS AVAILABLE AFTER THE MEETING AND ON OUR WEBSITE

www.stantondrewpc.co.uk