

## **TILLSIDE PARISH COUNCIL.**

**Clerk to the Council:**  
**Mrs E.I. Hunter**

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8<sup>th</sup> November 2009

Development Management Team  
Council Offices  
Wallace Green  
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TD15 1ED

Dear Tony Lowe

Full planning application 09/B/0230 Amended Plans – Construction of houses at Mill Hill, Chatton

Following receipt of revisions made by the applicant their letter dated 14<sup>th</sup> October, Parish Council have reviewed those plans and are prepared to withdraw the recommendation that the Planning Committee refuses the proposed application 09/B/0230, subject to a series of planning conditions as set out below.

- A planning condition that no footpaths to be allowed on existing gardens or land presently occupied by residents. Councillors believe it is unfair and unreasonable to seize land in this way in order to satisfy highways access and safety requirements and urge that alternative solutions be investigated.
- Given that the original application failed to take account of guidance on new building in conservation areas (as laid down in PPG15), a condition is required on construction materials, in the interests of visual amenity, specifying local natural stone and roof slate materials. Any alternative stone or substitution materials to be approved by the LPA prior to work commencing.
- Due to concerns that the increased volume of traffic will exacerbate the present traffic situation regarding the B6348, we strongly recommend that appropriate traffic calming measures are included in this development and included in the S106 agreement.
- The prospect of construction traffic using the only proposed access into the site is of serious concern for the safety and amenity of residents. A planning

condition that a separate access road for construction traffic be proposed and included in this application is required.

- A planning condition is required to define the time period in which housing construction must be completed. Without this condition, housing construction may be allowed to drag on for many years subjecting residents to unnecessary loss of amenity and safety issues.
- A planning condition is included that the affordable housing is constructed first.
- The footpath route to the village is lined with grass verges. This represents a high maintenance option with a risk of dog fouling. A condition specifying a low maintenance option without grass verges is required.
- Councillors believe the proposed 4 weeks allocated in the section 106 agreement to find local prospective occupiers for affordable homes is insufficient. A condition that this be increased to 8 or 12 weeks is required in order to ensure this scheme can effectively benefit members of local communities.
- A planning condition requiring covenants preventing short term lets for both affordable and open market housing is strongly recommended. Our community is fearful that the proposed development will result in increased number of holiday lets which will fail to support and enhance community life and services.
- The revised application includes a proposed children's play area adjacent to the footpath. This will lead to duplication in that Parish Council are committed to an existing children's play equipment area adjacent to the school and will assume responsibility for maintenance and insurance of that play area. We recommend as an alternative that the school field be gifted to the village as a community play area under the section 106 agreement. This will allow both the play equipment area and adjoining school field to be properly managed and maintained. In addition, both facilities are central to the village offering facilities to all children in the village. A more central location will also encourage the integration of new and existing residents in the village. Establishing the school field as a community recreational area will also compensate for the loss of a reserved recreational area which became housing land within the first Mill Hill development.(Further details on this are in our letter dated 30<sup>th</sup> September, 2009).
- Councillors agree with the County Archaeologist view that the site is of archaeological interest and support the planning condition that no development shall take place until a written scheme of investigation is provided and an appropriate survey has taken place.
- Councillors are disappointed with the County Ecologist investigations to date concerning the proposed site of development. We are not aware of any attempt

to use the local community as a source of wildlife information (a rich source of local knowledge including a Wildlife Centre). A condition is required that no development take place before County Ecologists consult with the local community in order to make a proper assessment of the impact this development may have on wildlife in the area.

Parish Council wish to address the Planning Committee when this application is considered and argue the case for planning conditions.

Isabel Hunter  
Parish Clerk