

ECCHINSWELL, SYDMONTON AND BISHOPS GREEN PARISH COUNCIL

Minutes of the extra-ordinary meeting held at Ecchinswell Village Hall on
Wednesday 21st May 2025, commencing at 19:00 hours

Present: Cllrs Stamp (Chair), Sadler (Vice Chair), Debenham, Parkes, Hardy-Giles and Letch.

In attendance: Sarah Jones (Clerk), 0 members of the public

Item		Action
1	Apologies Apologies were received and accepted from Cllr Monteith.	
2	Declarations of interest There were no declarations of interest.	
3	Public Participation There were no members of the public present.	
3	Planning 25/00853/OUT Land To The South Of Rooksfield Ecchinswell Road Bishops Green Outline application with all matters reserved except for access for up to 18 dwellings on 2 hectares of land, together with services and public open space ES&BG PC had reviewed this application at length, as it was a site designated for approximately 15 houses within the Neighbourhood Plan (NP). Having established they could review this application as they would any other, without impact on the Neighbourhood Plan, and after detailed discussion, the following was agreed: ES&BG Parish Council objects to this outline proposal linked to the ESBG NP as failing to meet a number of requirements, detailed above and abbreviated here as: <ul style="list-style-type: none"> - The proposed development is for 18 houses, rather than meeting the approximately 15 target - The proposed housing plan appears like a small urban estate, and is not aligned to the NP concept - The development does not meet local housing need - Housing density is not aligned to neighbouring Rooksfield housing - Pathway on east side of development ends at a poorly sighted crossroad, with no provision for pavement to allow onward walking to connect with Eagle Road. This in turn limits pedestrian access to community facilities at B. - The NP concept for this development indicated a green buffer zone and corridor between Rooksfield housing and this development. This concept is not present in this application, and it is a key natural softening of housing boundaries we would consider is needed. - No provision for EV charging infrastructure - Road entrance design, short on required analysis. - Local Flood Authority concerns about insufficient infiltration studies 	
4	Date of next meeting: Wednesday 4 th June 2025 at 7.30pm at Bishops Green Village Hall. There being no further business, the meeting closed at 7.49pm.	