

Hemyock Parish Council

29th January 2011

Minutes of site meeting held at the old tennis courts at 9.30am.

Present – Mrs.H.Stallard, Paster S.Reed, Mr.P.Steed, Mr.R.Brooke, Mr.L.Povah, Mr.J.Edwards, Mrs.S.Cartledge, Mr.R.Hart, Mr.I.McCulloch and Mr.A.Lehner.

Application

11/00020/FULL – Erection of 8 flats and associated works at the old tennis courts, Station Road.

Mr.Lehner had marked out, on the old tennis courts, where the outer edge of the walls would be on the proposed development.

Following a brief discussion on site it was decided to adjourn to the Forbes Lounge, due to the extreme cold weather conditions, to continue the discussion.

Mrs.Stallard and Mrs.Cartledge declared an interest and left the meeting as did Mr.Lehner.

Mr.I.McCulloch chaired the remainder of the meeting.

Mr.Steed said he could see Mrs.Cooper's point of view, that the development would be right in front of her windows, Mr.Povah agreed; Mr.Steed went on to say that as a building he had no issues with it.

Mr.Brooke presented a copy of a letter to the meeting that the Bowling Club had sent to Mrs.Alison Fish, the planning officer dealing with this application.

Pastor Reed said from a planning point of view he had no concerns but looking at the broader picture, that it is using publicly owned land; we know the hall is separate from the Parish Council, we must make a robust decision.

Mr. McCulloch pointed out that it is not publicly owned land; to which Pastor Reed replied that the Parish Hall represents the parish. Mr.Steed said he understood that any club in the parish, that uses the Parish Hall, has a right to send someone along to their meetings.

Pastor Reed said he understood that there was disunity amongst the committee regarding this application; he said there is a bigger picture here. Mr.Povah agreed, the wider picture has been put on the next Parish Council meeting agenda; the proposed use of the old tennis courts maybe a good financial deal but the public has a right to comment on it and he was not sure the meeting should make a planning decision today.

Mr.Steed said that as this meeting had not been advertised it was not properly constituted and therefore a decision could not be made; Mr.McCulloch said that a recommendation could be made to full council for the meeting on February 2nd – the reply to this application has to be in by Thursday 3rd February; this was not deemed a problem as the clerk could e.mail it after Wednesday night's meeting.

Mr.Povah said it should carry the tag that it is purely a planning decision not a wider picture view.

29/1/11

Mr.McCulloch said he would not be able to attend Wednesday's Parish Council meeting so the rest of the council would have to appoint someone to chair the part where this planning application is discussed. Mr.Edwards said he also would not be at the meeting on Wednesday 2nd February.

Mr.McCulloch said we are making a recommendation to the Parish Council so this application will not have to be discussed at great length on Wednesday.

It was mentioned that on the last Parish Questionnaire many parishioners had stated that they did not want any more homes being built in the village; Mr.Hart pointed out that this would be “in-fill”.

Mr.Steed said that on planning grounds there are no problems.

Mr.Povah said that it would be change of use from recreational to housing and recreational space is always hard won in any community.

Pastor Reed asked what reasons could we use, in this case, to refuse the application.

Mr.McCulloch replied that Mr.Povah's reason of loss of recreational land was a valid point also the fact that in the Parish Questionnaire parishioners had said they did not want any more housing in the parish.

Mr.Brooke said that as we had just recommend approval for the 2 homes on the Hemyock Motors site that point would not stand.

Mr.Steed said it was essentially public land being lost to the village.

Pastor Reed said Hemyock Motors site already had a building on it, whereas this is an open space being developed.

Mr.P.Steed proposed that the meeting recommends to the Parish Council that this application be rejected for the following reasons:

- Loss of recreational open space.
- Development of land that has never been developed as identified in the Parish Questionnaire rejecting further building in the village.
- The Parish Council is about to do a Housing Needs Survey and this application pre-empts the results of such a survey.

The proposal was seconded by Pastor Reed; a vote resulted in 3 in favour, 3 abstained – proposal carried.

It was decided that at the beginning of Wednesday's meeting a proposal be made to bring forward the item “Use of old tennis courts” to be discussed before “Planning”.

Pastor Reed said this application is a brave and good idea but it is all going too quick and on Wednesday our decision has to be made on technical grounds.

Mr.Brooke said the bigger picture must be considered first then the planning issue.

There being no further business the meeting closed at 10.20am

Signed.....(Acting Chair for Agenda Item 5 Planning: (Old Tennis Courts)

Date.....