

Hemyock Parish Council

21st January 2011

Minutes of planning meeting held at 7pm in the Forbes Lounge under the chairmanship of Mr.I.McCulloch.

Present – Mrs.H.Stallard, Mr.I.McCulloch, Mr.P.Steed, Mrs.S.Cartledge, Mr.R.Brooke and Mr.L.Povah. Also present was 9 members of the public.

Apologies had been received from Pastor Reed.

Application to be discussed

11/00020/FULL

PROPOSAL – Erection of 8 flats and associated works.

LOCATION - “The Old Tennis Courts” Station Road.

Mrs.Stallard opened the meeting and said that Mrs.J.Cooper, Mr.D.Cartledge and Mr.A.Lehner wished to speak; she then declared a prejudicial interest and left the meeting, Mr.McCulloch took the chair.

Mr.McCulloch invited Mrs.J.Cooper to speak.

Mrs.Cooper said that she lived in the bungalow next to the surgery; over the years the surgery has twice been extended right up to her boundary cutting off any views from the rear and side of the property, she felt she had already given up a lot for the community. The proposed development at the old tennis courts would be right in front of her kitchen window and the only view remaining from her bungalow would be across the bowling green. Mrs.Cooper said she understands the Parish Hall's need for finances but it is her home.

Mrs.Cooper then left the meeting.

Mr.McCulloch then invited Mr.D.Cartledge to speak.

Mr.Cartledge said that the tennis courts have been empty for the last 5 years and the Hall Committee have been trying to come up with an idea with what to do with the site.

One solution was to use the site for housing which would give the Parish Hall much needed income; no income is received from the playing field but it has to be kept up.

2 of the 8 flats would remain with the Hall Committee, the rest would be let or sold on leasehold; the freehold of the land cannot be sold and will remain in Parish Hall ownership.

Mr.Cartledge said that the hall will need additional income over the next few years if it is to be kept up properly.

Mr.G.Pike asked if anyone else besides Mr.Lehner had expressed an interest in developing the site.

Mr.Cartledge replied that Mr.Lehner would fund the development out of his own pocket; 6 of the flats would be retained by Mr.Lehner to let or sell leasehold at market value.

Mr.Steed asked if this development had any relationship with the Old School Court; Mr.Cartledge replied that it did not.

Mr.McCulloch asked if the rent for 2 retained flats would be lower than market rate or lower than Local Authority rate; Mr.Cartledge replied that the rent would probably be the same as the Local Authority rate.

21/1/11

Mr.McCulloch invited Mr.A.Lehner to speak.

Mr.Lehner said that most things had been covered but added that the 2 flats retained by the Hall Committee would be let at a reduced rate which would provide the social housing element of the development; he said as long as he was able he would like to keep the remaining 6 flats to let. The flats would be built from 2 sorts of brickwork with a tiled roof and would have the appearance of a 2 storey house.

A parishioner asked if MDDC would make the decision of who would rent the 2 flats retained by the Hall Committee; Mr.Lehner replied hopefully not, the Hall Committee would have the final decision and they would be let for local people.

Mr.Steed asked if the ground level could be lowered; Mr.Lehner replied that it was already lower on the Old School Court side, it will be higher than the Bowling Green but level with the Recreation Field. Mr.Steed asked if there was an answer to Mrs.Cooper's problem; Mr.Lehner replied that really there was no answer; there was still a view across the Bowling Green.

Mr.Povah asked if it would help if the parking was put on the Bowling Green side; Mr.Lehner replied that that would not work as then the windows would be very near the Old School Court.

Mr.Brooke said he had been asked by the Bowling Club to raise their concerns about drainage. Mr.Lehner said the Bowling Club would suffer no adverse affects regarding flooding; permeable paving would be used for the parking area, and there would be a 75% improvement on drainage which has been well scrutinised by the Environment Agency.

Mr.Povah said he felt the Parish Council should have a site visit before they came to a decision on this application; Mrs.Cartledge agreed, Mr.Steed said it was a good idea as it could be looked at in relation to Mrs.Cooper's bungalow as well.

Mr.Lehner said he could attend the site meeting and would roughly mark out the site.

It was decided to hold the site meeting on Saturday 29th January at 9.30am

There being no further business the meeting closed at 7.50pm.

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

Date.....